



## 254 Stewart Street, BATHURST, NSW 2795

### Prime Location

Prime Highway-Front Retail + Residence - A Rare Leasing Opportunity in Bathurst!

Take advantage of this exceptional chance to lease a high-exposure commercial premises on one of Bathurst's most recognizable addresses. Perfect for a variety of retail, food, or service-based businesses, this property offers outstanding visibility and flexibility.

The retail storefront, approximately 56 sqm, is equipped with a welcoming dining area, practical food preparation zone, and a walk-in cool room, making it ideal for hospitality operators, takeaway businesses, or any tenant seeking a ready-to-go space.

At the rear of the property sits a self-contained one-bedroom flat, which can be leased together with the shop or separately—an excellent opportunity for staff accommodation, operator living, or additional income. The flat is privately accessed via the rear laneway.

The property also features three off-street car spaces, offering valuable convenience for tenants, staff, and customers.

**TYPE:** For Lease

**INTERNET ID:** L37806892

### RENTAL DETAILS

**Rent / Lease:**

**Call Agent for Details**

### CONTACT DETAILS

**Elders Emms Mooney**  
152 William Street  
Bathurst, NSW  
02 6331 0744

**Louise Ireland**  
0428643586

Property Highlights:

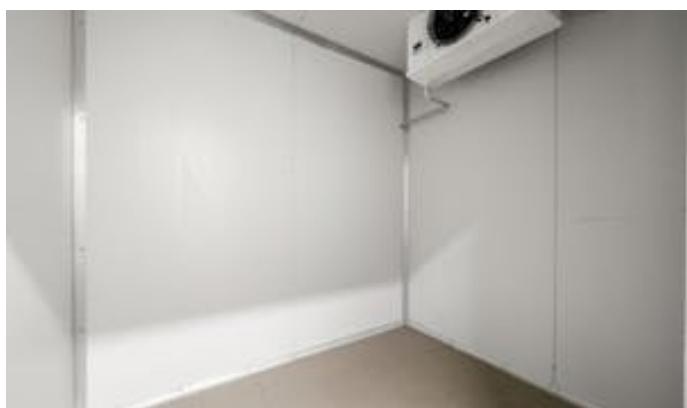
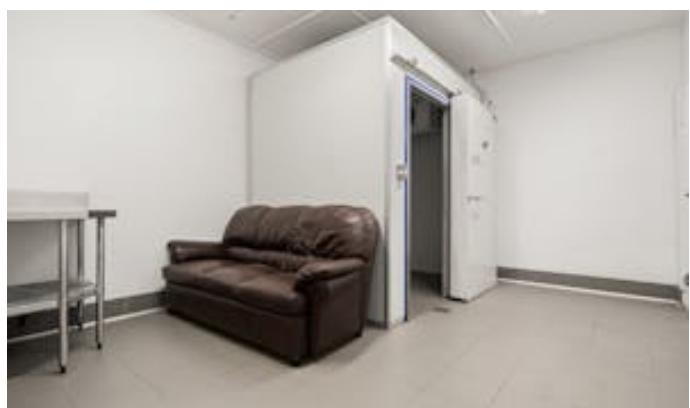
- Prime highway frontage
- Approx. 56 sqm retail space
- Walk-in cool room
- Rear one-bedroom flat (optional additional lease)
- Approx Three off-street car spaces
- Commercial zoning
- Land size: 313 sqm

This is a rare chance to secure a flexible, high-profile leasing opportunity in a thriving regional location.

Enquire today to arrange an inspection and secure this standout premises for your new lease! Louise 0428 643 586

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. We have no reason to doubt its accuracy; however, we cannot guarantee it.

- Land Area 313.00 square metres
- Commercial Type:
- Building Area: 56.00 square metres



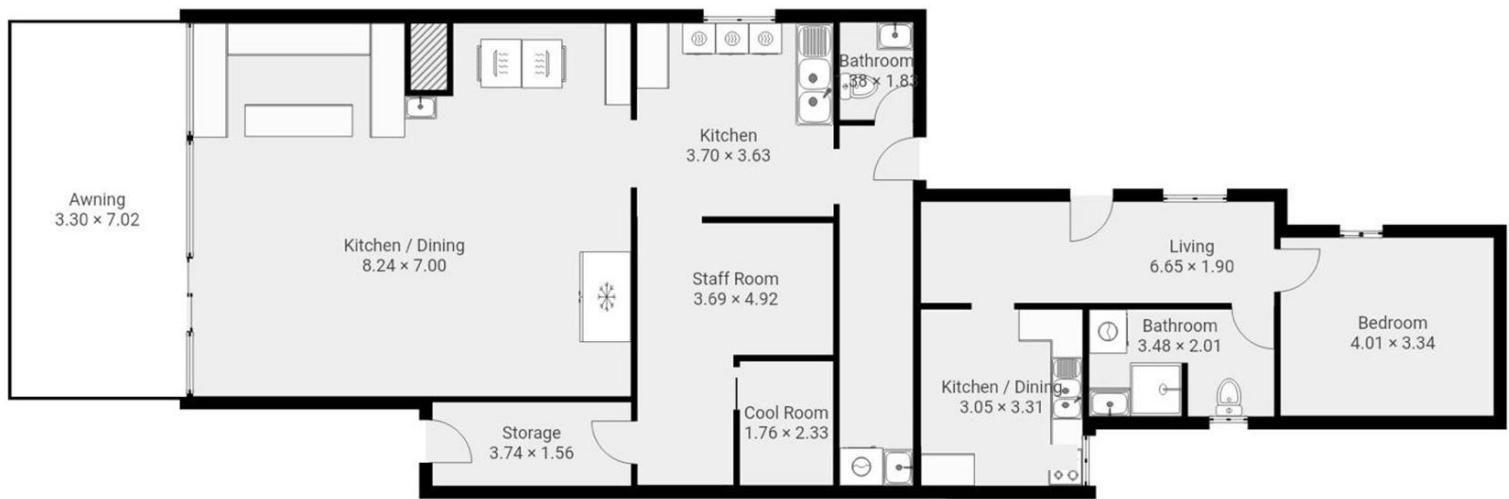






Emms Mooney

## 254 STEWART ST, BATHURST FLOORPLAN



**Disclaimer:** Floor plan dimensions are approximate. Indicative only. All information contained herein is gathered from sources we believe to be reliable, however, are to be used as a guide only. We cannot guarantee its accuracy and interested persons should rely on their own enquiries.