



## 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 shopfront, 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

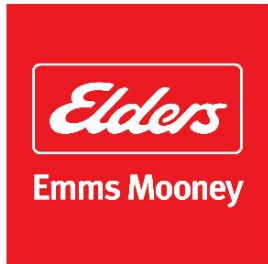












## 254 STEWART ST, BATHURST FLOORPLAN



**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.