



## Café Premises in Garden Setting

Retail

1/73 Wheelers Lane, Dubbo, NSW 2830

**Floor Area:** 71 m<sup>2</sup>

### Property Description

Located on a busy and major arterial road in the growing Regional City of Dubbo. Landscaped gardens and nursery business ensure a pleasant atmosphere for the café style premises. Other complementary tenancies in the complex include the Magnolia Nursery and The Little Hair Cottage hairdressing salon. Customer parking available on site.

Zoning: IN2 Light Industrial

Building Area: 71 m<sup>2</sup> (approx.)

Lease Term: 3 to 5 years

Rent: \$35,000 per annum or \$673.07 per week plus GST

Outgoings: Lessee to reimburse Water, Sewer and Trade Waste charges

**Leased**

Leased: Mon 01-Aug-22



**Joe Burgun**  
0418649871

**Andrew McDonald**  
0407 459 231

Andrew McDonald Commercial - Dubbo  
4/34 Bultje Street, Dubbo NSW 2830