



## NATIONAL TENANTS RB SELLARS AND THE ANZ BANK NOW RESIDE CLOSE BY. RENT FREE PERIOD

Retail

Shop 2.163 Macquarie Street, Dubbo, NSW 2830

**Floor Area:** 347 m<sup>2</sup>

**Land Area:** 2150.00 m<sup>2</sup> (approx)

### Property Description

Shop 2 of 163 Macquarie Street is now available for lease. Shop 2 is located next door to national tenant RB SELLARS and has a total floor area of 347sqm. The frontage to Macquarie Street is 8.865 metres. The shop has all new glass shopfront with auto doors, new ceiling and lighting. Amenities are to be shared with the other tenants. The loading dock at the rear will also be used by all tenants for stock deliveries.

This retail precinct is located between Dubbo Square shopping center and Wingewarra Street and opposite the new development site of 216-236 Macquarie Street ("The Liberal"), which will only increase the high volume of foot traffic of the area. The neighboring tenancy, Shop 1/163 Macquarie Street is leased to national retailer RB Sellars. Major tenancies in this strip include ANZ, Commonwealth Bank, NAB and Gazman, with Kmart & Coles the anchor tenancies of the neighboring Dubbo Square. This is your opportunity gain the exposure of the most high profile retail CBD strip in Dubbo bar none.

The tenant will also be required to pay 30% of the following outgoings:

\*Land Tax \*Dubbo Regional Councils rates and charges \*Strata Fees.

Asking rental Shop 2 \$1,730.76 per week + GST + proportionate share of Outgoings

Outgoings estimated at approx. \$65.00 per square meter + GST

### For Lease

\$1,730.76 per week + GST +  
Outgoings

### Additional Details

<b>Tenure Type</b>	<b>Car Spaces</b>
Vacant Possession	36

**Outgoings**  
\$22500

# Raine&Horne.

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