



Rare Investment Opportunity

Retail • Other

21 Talbragar Street, Dubbo, NSW 2830

Floor Area: 174 m²

Land Area: 130.00 m² (approx)

Sold

\$600,000

Sold: Tue 14-Dec-21

Property Description

Positioned in one of the most high profile foot traffic strips of the CBD between Macquarie Street and the Talbragar Street Australia Post, 21 Talbragar Street represents a fantastic investment opportunity with the security of 2 separate tenancies on the one title. With an approx. 8.5m street frontage ensuring exposure and prominence, the ground floor tenancy presents a newly refurbished café premises complete with kitchen fitout, grease trap, new ducted reverse cycle air conditioning unit and amenities. The first floor tenancy offers a 2 bedroom, 1 bathroom unit ideal for both traditional tenancies or short term stay accommodation in the heart of the CBD!

Features include: *Ground floor tenancy recently refurbished *5 years & 4 month lease in place over the ground floor tenancy expiring February 2026 with 5 year option to February 2031 *Current 12 month lease of First Floor flat expires March 2022 *Approx. net return \$35,436.12pa (excluding GST) *ground floor tenant reimburses majority share of outgoings

Additional Details

Tenure Type

Tenanted
Investment

Zoning

B3 Commercial
Core

Raine&Horne.

Grahame Allan

0429 155 683

Thomas Haylock

0400372389

Raine & Horne - Dubbo

Cnr Macquarie & Cobra Streets, Dubbo NSW 2830