


94-100 Wheelers Lane, Dubbo, NSW 2830

Sold - 11/01/2023

Retail Shop, Other, Office Suite **50** 



High Profile Retail Investment

AUCTION - TUESDAY 30TH AUGUST

94-100 Wheelers Lane, Dubbo NSW

- Renewed 5 year lease with options to 2036
- Neighbouring Orana Mall Shopping Centre
- Triple net lease \$703,200 (+GST)*

Blowes Real Estate in conjunction with Next Commercial is delighted to offer to market 94-100 Wheelers Lane, Dubbo for sale by Public Auction.

Secured by AutoPact - one of Australia's largest private motor vehicle retailers - operating 26 independent sites across the eastern states of Australia.

Triple net lease with tenant responsible for outgoings, repairs, maintenance, and building improvements.

Enormous 14,392sqm developed site located on the northern perimeter of Orana Mall Shopping Centre. Orana Mall is the premier shopping centre in the Western Plains District.

Investment Highlights:

- + Renewed 5-year Triple Net Lease commencing 31 October 2021 plus 2 x 5-year options to 2036
- + Modern 3,235sqm* motor vehicle showrooms & fully automated service centre
- + 14,392sqm* developed site fronting both Wheelers Lane & Windsor Parade
- + Lessee pays all statutory outgoings, repairs, maintenance, and building improvements
- + Annual rental increases greater of CPI or 3%. (Ratchet clause applies at option review)
- + Annual nett income \$703,200 (+GST)*

For Sale by Public Auction

Listed By



Gary Blowes

Mobile: 0418 635 248



Open for Inspection

By Appointment.

Property Features

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- Neighbouring Orana Mall Shopping Centre
- Triple net lease \$703,200 (+GST)*