

**Shop 4/46-50 Victoria St, Dubbo, NSW 2830**

**Leased - \$18,200**

Office Suite



**Affordable Office/Retail Premises with Highway Frontage**

Presented for lease for the first time in over 20 years, Shop 4, 46-50 Victoria Street is unique within the current market, offering a small floorplan office/retail premises with ground floor access, onsite parking and highway exposure at an affordable price. Positioned within a neighborhood shopping strip with neighboring tenancies including Ace Picture Framing, Bottleo liquor store, IGA grocers, West Dubbo Barber and Tyla's Brow Studio.

Features include: \*shop front/service area of 46sqm approx with floating floor & reverse cycle air conditioning

\*manager's office \*store room \*kitchenette \*shared amenities \*onsite customer & staff parking \*double door rear access \*signwriting exposure to Mitchell Highway via shopfront and highway signboard

**Open for Inspection**

By Appointment.

Asking rent \$350 per week + GST. Lessee to reimburse DRC water & sewer charges as per the separate meter for this tenancy.

**Listed By**

Thomas Haylock

