

Raine&Horne.[®] Commercial

DUBBO
132 Macquarie Street

69 sqm

Affordable CBD Takeaway Food Investment

AUCTION

Raine & Horne Commercial Dubbo is delighted to offer 132 Macquarie Street Dubbo for sale by way of Public Auction on Thursday, 10 April 2025.

Located in the heart of Dubbo CBD, 132 Macquarie Street is situated in the high-foot-traffic strip between Church and Wingewarra Streets. This takeaway food premises has a strong trading history, with the previous tenant, Centre Spot Café, successfully operating from the site for many years. The business was recently sold to Redi.e Enterprises Pty Ltd, with the Centre Spot Café name continuing. The property offers an affordable CBD investment opportunity, appealing to a wide range of investors, from first-time commercial buyers to large portfolio holders and Self-Managed Super Funds (SMSFs).

Investment Highlights

- Net Income \$33,100.00 per annum with compounding fixed 3% annual rent increases.
- Investor friendly net lease with tenant paying all usual outgoings.

Property ID	L33169877
Property Type	Retail
Building / Floor Area	69
Land Area	164.4 sqm

AGENT

Thomas Haylock

📞 0400 372 389

✉️ thomash@rhdubbo.com.au

- Secure 3 year lease plus options to September 2029.
- Prime Location: Situated in Dubbo's main retail strip, the property benefits from high foot traffic and proximity to national retailers such as Myer, Best & Less, Black Pepper and Blue Illusion.
- Fully Tenanted: The property is currently tenanted to Centre Spot Café, locally owned food business.
- Versatile Zoning: Located on a block with E2 Commercial Centre Zoning, offering flexibility for a variety of commercial uses and potential future development.
- Investor-Friendly Lease Terms: Tenant is responsible for all outgoings as per lease, ensuring minimal landlord involvement and enhancing investment returns.
- Dubbo: A strategic regional city in NSW, home to 55,894 residents and serves as the primary service hub for the Central West, supporting 26,650 jobs and has an annual economic output of \$8.620 billion.
- Highly flexible E3 Productivity Support Zoning

For more information, please contact the exclusive selling agents Thomas Haylock (0400 372 389) or Joe Burgun (0418 649 871) at Raine & Horne Commercial Dubbo.

*Approximately