

# For Lease

245 Summer Street ORANGE

## PRIME CBD RETAIL SHOP OR OFFICE

Orange is the largest urban area in Central West New South Wales, population circa 42,500.

The diversified regional economy of Orange is centred on mining, health services and government administration.

## Location

Situated in the heart of the Orange CBD retail strip close to Post Office Commonwealth Bank and Orange Central Shopping Centre.

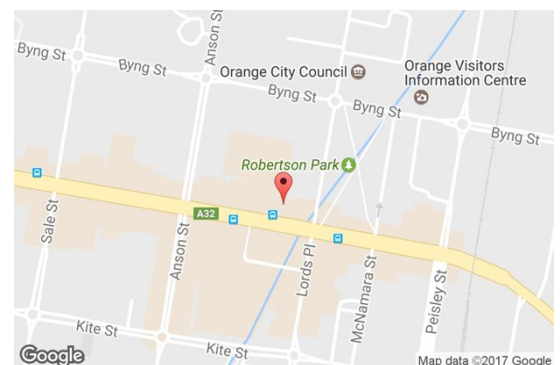
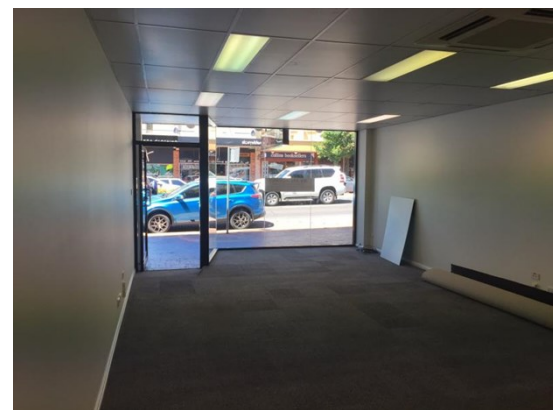
## Description

Excellent location in heart of the CBD retail precinct & close to national retailers  
Modern glass shop front  
Quality air-conditioned accommodation  
On-site car parking  
Suit professional services or retail businesses  
Tenant pays garbage charges and increases in Council rates over 2019/2020 level

Retail Frontage: 5 metres  
Amenities: Unisex  
Ceiling: Grid  
Lighting: Fluorescent  
Air Conditioning: Yes

Parking: 3 on-site parking spaces

Zoning: B3 Commercial Core



Area m <sup>2</sup>	\$pa	Rent (Ex GST)		Net/Gross
		\$/m <sup>2</sup>	\$/week	
98	\$41,075	\$419	\$790	Net

## For more information please contact

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0429 656 101

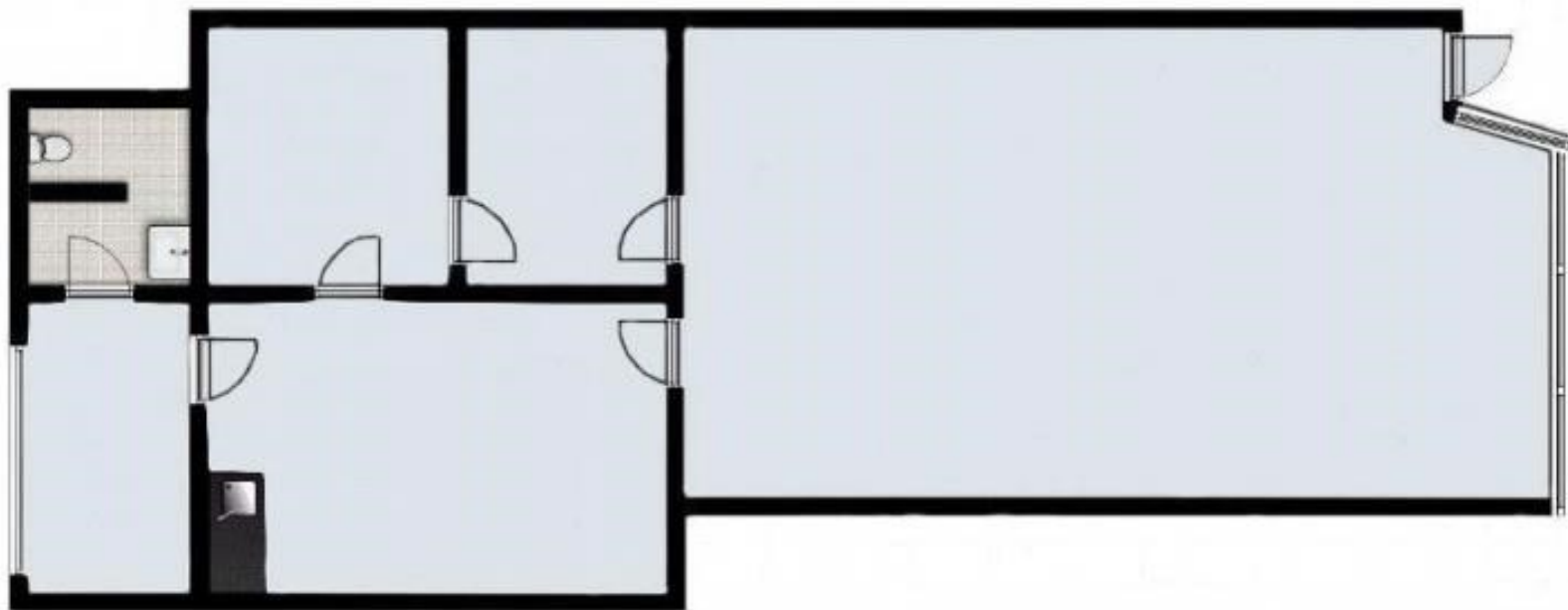
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**245 SUMMER STREET**

PLEASE NOTE: NOT TO SCALE