

For Lease

177 Lords Place ORANGE

CAFE/RESTAURANT/BAR PREMISES

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

Located on the western side of Lords Place between Summer & Kite Street within Orange's CBD.

Description

Situated in the heart of Orange CBD, offering excellent visibility and foot traffic. Functional cafe/restaurant/bar ready for immediate operation. Large commercial kitchen space with two cool rooms, perfect for food preparation and storage. A range of working kitchen appliances already in place, minimizing startup costs.

Front bar area with an adjoining cool room for efficient service. Spacious open seating layout, accommodating a variety of dining experiences. 12.36-meter frontage on the vibrant Lords Place retail precinct, enhancing exposure. Located among established and successful retail traders.

This is a fantastic chance to secure a prominent spot in a bustling area, ideal for a thriving cafe, restaurant, or bar.

Retail Frontage: 12.36 metres
Amenities: Separate Male & Female
Ceiling: Mixed Construction
Lighting: Mixed Configuration
Air Conditioning: Yes

Parking: Onstreet

Zoning: E2 Commercial Centre



BENCHMARK
COMMERCIAL

194B Lords Place, Orange NSW 2800

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Area m ²	Rent (Ex GST)		Net/Gross
	\$pa	\$/m ²	
420	\$94,500	\$225	Net

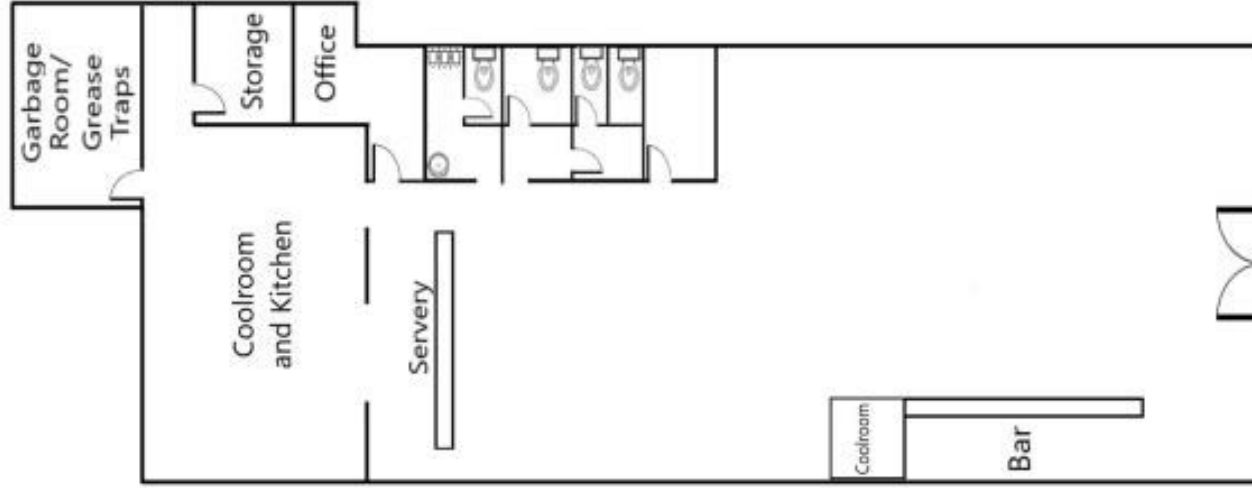
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LORDS PLACE