Commercial premises in the city center

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Ref. N:45.1/2572
**€ 150 000**

- Bathrooms : 2
- S: 169m$^2$
- Distance



Magnificent street-level commercial premises, located in the heart of the city, in an area renowned for its high footfall at all hours of the day. Its privileged location, just 50 meters from notaries, banks, cafes, traditional shops, and professional services, makes it a strategic spot with a continuous flow of potential customers, guaranteeing exceptional visibility for any business.~The environment is dynamic, with a perfect mix of business, tourism, and neighborhood activity. This favors both businesses aimed at recurring services and those seeking to attract impulse customers. The area is widely known for its vitality, convenience, and ability to attract people of different profiles throughout the week.~The premises have two carefully designed floors:~• The

main floor is 815 sq ft, very bright, with a street-level façade and visible shop window, an open-plan space ideal for reception, exhibition, customer service, or sales area. Its flexible layout allows for multiple configurations, easily adapting to businesses such as clinics, beauty or cosmetic centers, academies, professional offices, specialty stores, or even light catering.~• Basement floor of approximately 90 m², a spacious, comfortable and functional space that can be used as a warehouse, additional work area, private room, staff area or archive. The basement has natural ventilation thanks to a trapdoor connected to the main floor, which improves the habitability and ventilation of the space.~In addition, the premises offer the interesting option of rent-to-buy, a very advantageous option for entrepreneurs or expanding businesses. The minimum down payment is 20% of the sale price, payable upon signing the contract, and the monthly rent is only £800/month for a maximum period of three years. This formula allows you to start your business with confidence and plan the purchase of the property in the medium term.~In short, this is a unique opportunity to set up your business in one of the city's most commercially promising and visible locations. A versatile, well-connected premises surrounded by constant activity, ideal for companies looking to grow in a high-performance environment with high footfall.~