Madrid

ARCIPRESTE DE HITA, 14

Local - Lease

Description

Retail unit available for rent next to a McDonald's and a KFC restaurant, among others, in an area with heavy pedestrian traffic and high demand for restaurants. The property sits just 100 metres from the Moncloa interchange station, in a well-established residential and retail area with heavy pedestrian traffic and a wide range of nearby services and amenities.

The retail unit has an open-plan built area of 202 sq m spread over 2 floors and boasts 3 toilets, a security lock, 2 storefronts and windows along the length of the premises. The unit is further fitted with air conditioning and heat pump system.

There is the option of extending the licence to be able to operate as a restaurant with smoke yeart as the unit was providuely leased to a restaurant

Economic data

| Available surface | 202 sqm | |
|-------------------|---------|--|
| Rent | tbc | |
| Indoor Parking | No | |
| Outdoor Parking | Νο | |
| Community | tbc | |
| I.B.I. | tbc | |
| T.R.U. | tbc | |
| | | |

Features

- ✤ 8-metre façade.
- Can operate as a restaurant.
- Air conditioning.

Transport

- Fully equipped toilets.
- Flooring in good state of repair.

Moncloa

A-6, M-30

32 minutes

* Electrical panel with electrical system and light fixtures on façade and

ceilings.

Metro

5

There is the option of including a smoke vent.

1, 44, 62, 82, 83, 132, 133, 138, C2, N21

С

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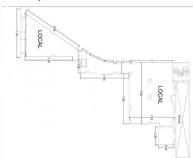


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Property



Floor lay-out



Location



| Floor | Module | Surface | €/sqm month | Availabilty | Use |
|-------|--------------|---------|-------------|-------------|--------|
| -1 | Basement | 57,00 | tbc | Immediate | Retail |
| 00 | Ground Floor | 145,00 | tbc | Immediate | Retail |

