# JUAN CARLOS I, 14 - LA GARENA

Paseo de la Castellana, 139 28046 - Madrid +34 912 519 833

www.borneoadvisors.com

Use

Local - Sale

## Description

Commercial premises, located at Avenida Juan Carlos I, 14, offers unbeatable visibility thanks to its 4 shop windows facing the main traffic circle. With a total area of 150 m<sup>2</sup> on one floor, this space is perfect for any type of trade or hospitality activity.

The retail unit is well provided with public transport, commuter and bus stops nearby, making access easy for both customers and employees.

The configuration of the premises is ideal, with a glazed facade of more than 12 linear meters, which guarantees a great luminosity and visibility for your business. It has direct access to the street, air conditioning, storage and two bathrooms. Currently, the smoke vent of the premises is under study.

### Economic data

Module

Floor

Total surface a/g	150 sqm
Indoor Parking	No
Outdoor Parking	No
Community	tbc
I.B.I.	tbc
T.R.U.	tbc
Precio Venta	tbc

## **Features**

#### Lease Agreement:

- Tenant: Lahsen Dental
- Agreement date: 01/02/2025 Rent free period: 5 months.
- Lenght: 15 years (5+5+5)
- Staggered rent:
- o Year 1: €1,800€/month+VAT.
- o Year 2+3: €2,200/month+VAT
- Rent review: from year 4 CPI.,
- o Year 7: CPI+5%
- o Year12: CPI+5%
- Triple net. Community, IBI, TRU to be paid by the tenant.

Availabilty

Guarantees: Legal Bail + Additional deposit 4 months.

## Transport



La Garena (C2)



227



A-2,



15 minutes

00 Ground Floor	150.00	Leased	Retail

## Certificates

Consume



**Emissions** 



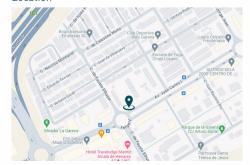
#### **Property**



Floor lay-out



#### Location



Surface