

Local - Lease

Description

Retail unit of 350 sqm on two floors available on the basement of a representative building in the best section of Serrano between Castellana and María de Molina. Located in an area with a lot of pedestrian traffic and high vehicle traffic, which gives it great visibility and commercial impact. Well connected by public transport, close to subway and numerous bus lines at the door.

Prepared for restoration can serve to implement any type of business. With a “protected” facade on Serrano street of about 3 linear meters, it also receives lighting from the interior courtyards of the building.

Economic data





Available surface	356 sqm
Rent	tbc
Indoor Parking	No
Outdoor Parking	No
Community	Included
I.B.I.	tbc
T.R.U.	tbc

Floor	Module	Surface	€/sqm month	Availabilty	Use
-1	Basement	105,75	tbc	Immediate	Retail/Office
00	Ground Floor	250,48	tbc	Immediate	Retail/Office

Features

- ❖ Very good luminosity thanks to the double commercial showcase facade of more than 6 linear meters.
- ❖ Reception area that simulates a patio with access to the bar area.
- ❖ Access to a small back patio for private use.
- ❖ Extensive kitchen area.
- ❖ Smoke vent
- ❖ Individual gas connection.
- ❖ Air conditioning.
- ❖ In good state of conservation.

Transport

	Gregorio Marañón (L7 y L10)
	9, 16, 19, 51
	A-2, M-30, M-40
	14 minutes

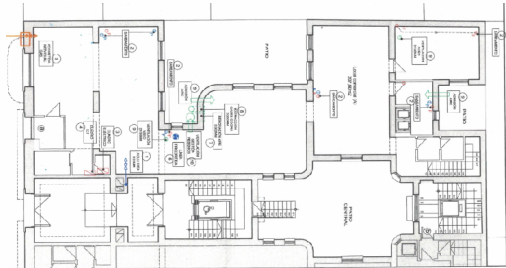
Certificates

Consume & Emissions In process

Property Façade



Ground Floor lay-out



Location

