



## Commercial premises of 65 m<sup>2</sup> with basement in PERE GARAU



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Kiadó
Ár:	USD 1,642.88

### Elhelyezkedés

Ország:	Spain
Állam/Régió/Tartomány:	Balearic Islands
Város:	Palma
Feladta:	2026. 04. 10.

### Leírás:

This commercial premises located in one of the busiest streets in the Pere Garau neighbourhood is offered for rent, a few metres from the renowned Mercat de Pere Garau, which guarantees a constant flow of pedestrians and excellent commercial visibility.

### Distribution:

The premises have a constructed area distributed on two levels:

- Ground floor of 65 m<sup>2</sup>, currently fitted out as a commercial space
- Basement of 113 m<sup>2</sup>, ideal as a storage room or support area

### On the main floor we find:

- Customer service area with shop window
- Fitting rooms
- Warehouse
- Private toilet

### Highlights:

- Privileged location on the best street in Pere Garau



- High pedestrian traffic throughout the day
- Excellent connection to public transport
- Shop window visible from the street
- Automated metal barrier

Premises in very good condition: tiled floors, walls and ceilings renovated  
Ready to go

#### Surfaces:

- Ground floor: 65 m<sup>2</sup>
- Basement: 113 m<sup>2</sup>
- Total area: 178 m<sup>2</sup>

#### Expenses and conditions:

- Monthly rent: 1400€/month (plus billing costs)
- 2 months deposit
- 6 months of bank guarantee or additional guarantee
- 1 month rent in advance
- Real estate fees: €1,680 + VAT (21%)
- Contract: 5 + 5 years with update according to CPI
- Expenses not included: electricity, water, IBI and garbage tax

#### Status and potential:

The premises are in a very good state of conservation, which allows immediate entry without the need for renovations. It is suitable for activities such as:

- Bakery
- Shoe store
- Aesthetics/beauty
- Offices

Important: It does not have a smoke outlet, so it is not suitable for bar or restaurant.

#### Location:

Located in the heart of Pere Garau, a consolidated area in high demand for its commercial and proximity character. The proximity to the municipal market makes this street a key point of daily activity, with a mix of local residents and constant clientele.

An excellent opportunity to establish your business in a strategic location with great visibility and traffic. For more information or to arrange a visit, do not hesitate to contact us.

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## Gyakori

Fürdőszobák: 1  
Kész négyzetméter: 65 nm

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/URZF-T177/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/URZF-T177/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 516

