



## Two shops for joint lease near Estefânia and Marquês de Pombal, Lisbon



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
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Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Affitto
Prezzo:	USD 5,818.28

### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Lisbon
Città:	Lisbon
Pubblicato:	27/06/2025

### Descrizione:

Two shops for rent located in the Gonçalves Crespo building, between Estefânia and Marquês de Pombal. The original shop A is spread over two floors, ground floor (105 sqm) and basement (107 sqm), totaling 212 sqm.

The original store B is spread over two floors, ground floor (50 sqm) and basement (66 sqm), totaling 116 sqm.

The two stores together have a gross construction area of 328 sqm.

They have two shop windows on the ground floor, facing the street.

Although they have separate registrations (store A and store B), the spaces are currently interconnected, allowing for more versatile use and adaptability to different types of layouts and operational needs. The combined rent for the two units is 5000 euros per month.

The original floor plans for stores A and B are included in this listing; the photographs are of the stores as they currently stand.

Currently, only the ground floor of store B has a smoke vent. If necessary, it is technically possible to extend this vent to store A. However, the following should be taken into consideration:

If electrical equipment (e.g., induction hobs) is used, the kitchen can also be installed in the basement.

If direct heat (gas or other type of open flame) is used, the law requires that the kitchen be installed on the ground floor.

Although there is a smoke outlet, the feasibility of setting up a restaurant business will always depend on



the acceptance of the condominium, namely the owners of the upper floors. According to information gathered, some condominium owners are sensitive to opening hours, especially during the night. In this sense, any initiative related to opening a restaurant should be evaluated on a case-by-case basis. The owner(s) of the two stores will provide all necessary support to the tenant or buyer during the process, but the responsibility for obtaining the necessary permits and ensuring the compatibility of the end use will fall on the interested party.

Located in the center of Lisbon, these stores are close to Marquês de Pombal, on a quiet, tree-lined street in a mainly residential area, close to various public transportation options.

Close to Estefânia, Duque de Loulé, Conde Redondo, Campo Mártires da Pátria, and Marquês de Pombal. Metro station located at Marquês de Pombal and several buses available in the area.

Very central location, with several streets offering many shops and services: restaurants, cafés, supermarkets, banks.

Energy Rating: C

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## Comune

Bagni: 4  
Finito piedi quadrati: 279 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/NUIA-T7840/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/NUIA-T7840/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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