



## Exclusive corner business premises in LLUCMAJOR



### Informazioni sull'Agente

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

### Dettagli dell'inserzione

Proprietà per:	Affitto
Prezzo:	USD 1,863.31

### Posizione

Nazione:	Spain
Stato / Regione / Provincia:	Balearic Islands
Città:	Llucmajor
Cap:	07620
Pubblicato:	21/05/2026

### Descrizione:

Spacious and bright corner commercial premises located in an exceptional strategic location in the heart of Llucmajor. The property occupies the corner of the building, offering privileged visibility thanks to its 9 large glazed shop windows facing different streets, providing plenty of natural light throughout the day.

Access to the premises is directly from the street through an elegant lobby with double reinforced glass security doors, originally installed for a former bank branch, offering maximum security and professional presence.

The main space is completely open, spacious and very bright, with high ceilings and in excellent condition, ready to start activity immediately.

The property is equipped with a mechanical air supply and extraction system.

Due to its characteristics and location, this place is ideal for multiple activities:

- Bank
- Real estate
- Offices
- Exposure of windows and doors
- Art Studio



- yoga or pilates
- furniture store
- clothing or footwear store
- Commercial showroom
- THERE IS NO SMOKE EXHAUST OUTLET, SO IT CANNOT BE INSTALLED

In addition, the premises have:

- 1 bathroom completely adapted for people with reduced mobility
- Small kitchen office
- Security warehouse with metal armoured door and video surveillance camera
- Independent office ideal as an office or consultation room with air conditioning

Thanks to its corner location, the premises enjoy exceptional visibility from different points of the street, providing a great commercial advantage over other locations in the area.

## Distribution

- Large main open space
- Entrance with glazed lobby
- 9 exterior storefronts
- 1 independent office
- 1 security warehouse
- 1 kitchen office
- 1 adapted bathroom

## Highlights

- Strategic location in the centre of Lluçmajor
- Corner room
- 9 large shop windows
- Lots of natural light
- High ceilings
- Excellent commercial visibility
- Central ventilation and air conditioning system
- Ready to start activity
- Ideal for multiple business types
- Armored security glass doors
- Security warehouse
- Video surveillance camera
- Air conditioning in office
- Direct access from the street

## Surfaces

- Total built area: 155 m<sup>2</sup>

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- Commercial area 139 m<sup>2</sup>

#### Conditions/Expenses

-Progressive rental:

First year: €1,600/month

Second year: €1,700/month

Third year: €1,800/month

-Contract: 5 years

-2 months deposit

-6 months of bank guarantee or additional guarantee

-1 month rent in advance

-Real estate fees: €1,920 + VAT (21%)

-Expenses not included:

· Light

· Water

· IBI: 453,52 €

· Garbage tax: 256,90 €

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#### Comune

Bagni: 1

Finito piedi quadrati: 150 mq

#### Lease terms

Date Available:

#### Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/URZF-T194/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/URZF-T194/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

#### Contact information

IMLIX ID: 521

