



## Shop for rent near Estefânia and Marquês de Pombal, Lisbon



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	В аренду
Цена:	USD 2,103.07

### Местоположение

Страна:	Португалия
Область:	Лиссабон
Город:	Лиссабон
Добавлено:	27.06.2025

#### Описание:

Shop for rent located in the Gonçalves Crespo building, between Estefânia and Marquês de Pombal.

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

It has a shop window on the ground floor, facing the street.

Although it has its own registration, the space is currently connected to store A, allowing for more versatile use and adaptability to different types of layout and operational needs. It is possible to rent only this store B, for a monthly rent of 1800 euros, requiring the physical separation of the two spaces, stores A and B.

The original floor plan of the store is included in this ad; the photos are of the store as it is now.

The ground floor of this store has a smoke vent.

Although there is a smoke vent, 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, this store is 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: D

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## Общие

Ванные комнаты: 1  
Готовые кв.м.: 99 кв м

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [http://www.arkadia.com/NUIA-T7841/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/NUIA-T7841/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: BOT\_10951

