



ARETAIL

avenida del presidente carmona 1

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# avenida del presidente carmona 1

Madrid



## ZONE DESCRIPTION

Commercial premises on first floor and at street level, with a total of 205 sqm, distributed in a first floor of 124 sqm and a basement of 81 sqm.

The premises are located in the Cuatro Caminos area, a few steps from Paseo de la Castellana. It has a high pedestrian traffic as it is an area with a lot of life, located very close to the city center and surrounded by a multitude of stores and services of all kinds. So it is an ideal area to start any commercial activity, also the local is in perfect condition, ready to enter.

The property is very well connected by public transport.

Bus: 149, 3, 43, 43, 44, 5

Train: C1, C10, C4A

Subway: M-1, M-10, M-6, M-8



## PROPERTY DESCRIPTION

CURRENT TENANT	NO TENANT
STORE	SURFACE m <sup>2</sup>
Ground floor	124 m <sup>2</sup>
Basement	81 m <sup>2</sup>
<b>TOTAL</b>	<b>205 m<sup>2</sup></b>



## ECONOMICS INFORMATION

Asking price	€ 3,750 + taxes
Professional Fees	15% of the annual rent or the average of the escalation + taxes



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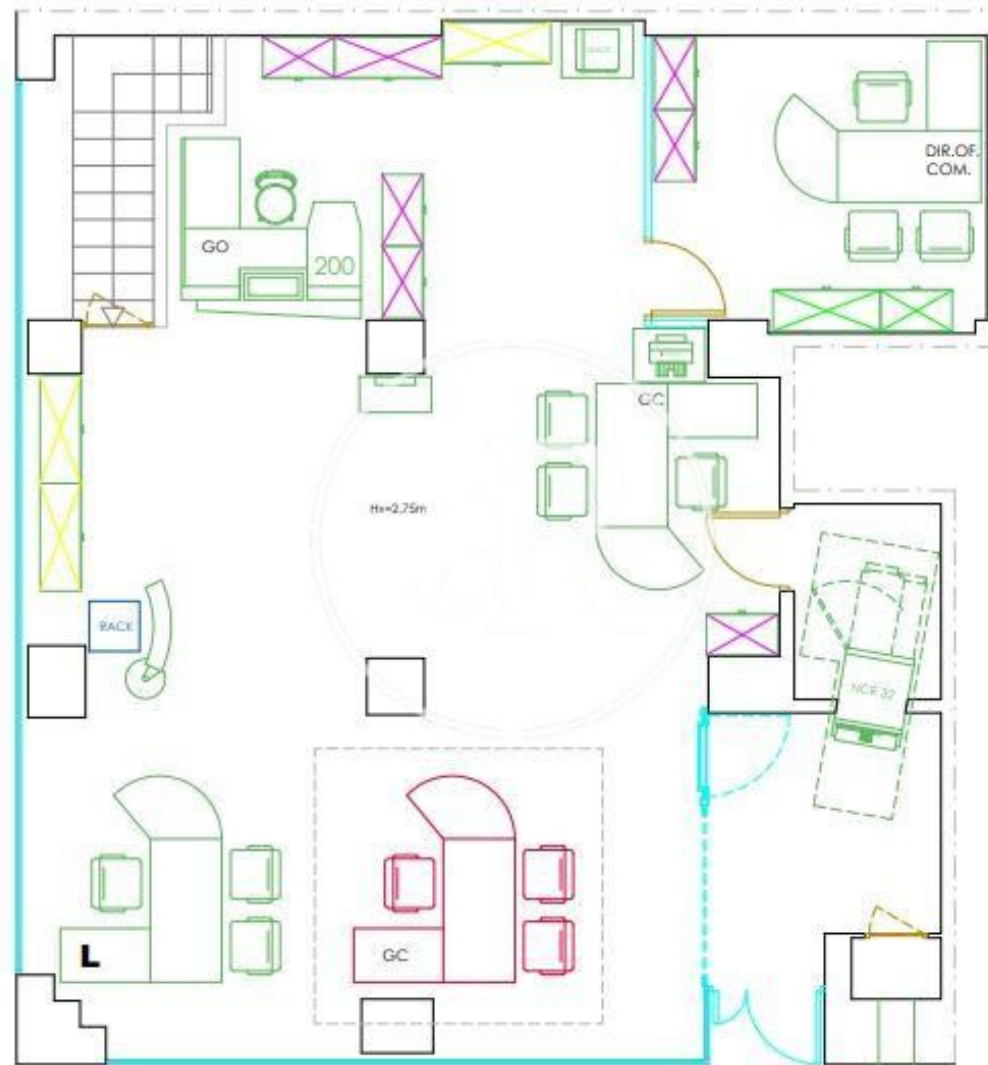




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