



calle mayor 8-10

PALENCIA

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Palencia



## ZONE DESCRIPTION

Great opportunity, commercial premises on ground floor and at street level, with a total of 156 m<sup>2</sup> distributed in a ground floor. The premises are located very close to the centre of the town, and just a few steps away from the Plaza Mayor of Palencia. It has a high pedestrian traffic, as it is the most commercial area of Palencia, around the premises there are shops and services of all kinds as it is located in one of the main axes of the city. So it is a perfect opportunity to start any commercial activity.

The property is well communicated by public transport.

Bus: LINE 1, LINE 2, LINE 5

If you are looking for a local with a good location, in a busy area, and well communicated, do not hesitate and contact us for more information!



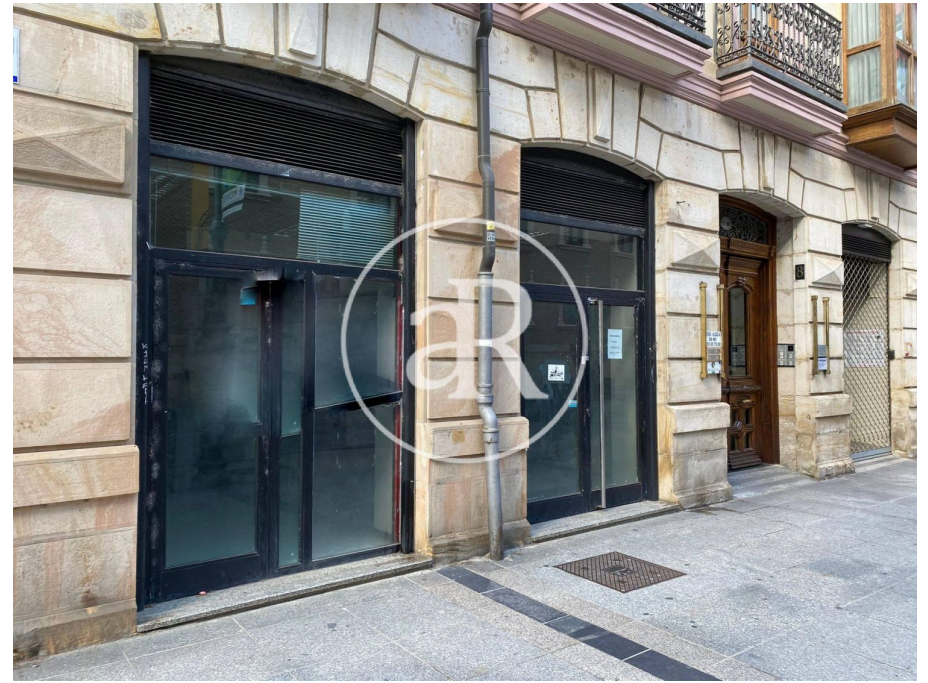
## PROPERTY DESCRIPTION

| CURRENT TENANT | NO TENANT                |
|----------------|--------------------------|
| STORE          | SURFACE m <sup>2</sup>   |
| Ground floor   | 156 m <sup>2</sup>       |
| <b>TOTAL</b>   | <b>156 m<sup>2</sup></b> |



## ECONOMICS INFORMATION

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Asking price      | € 1,752 + taxes                                                 |
| Professional Fees | 15% of the annual rent or the average of the escalation + taxes |



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