



Ref: AZ1262 - BUSINESS PREMISES Calle Sócrates

Status: READY
Toilets: 1
Built surface: 43 m²
Living surface: m²
Facade: 4 mts

Year: 2004
Facing: EAST
Furnished: NO

Community fees: €/ mes

Available for rent: a fully finished commercial premises of 43 m² in Vera Pueblo, located at Calle Sócrates nº 1, right at the town's entrance, with excellent visibility for both road traffic and pedestrians. The property offers a 4-meter façade facing East, ensuring natural light and strong morning visibility. With an interior height up to the false ceiling of 3.18 meters, it provides a spacious feel and allows for tall shelving or elevated fittings.

The premises include a large shop window, aluminum double-glazed door, installed lighting, completed false ceiling, small storage area, and private restroom. It is completely move-in ready, requiring no refurbishment. The location offers easy vehicle access and is surrounded by public parking spaces for customers, making visits convenient. Furthermore, it is set in a consolidated commercial area near established businesses such as Deportes Blancos, Supermarket DIA, and Merkamueble, which naturally boosts customer flow thanks to existing commercial synergies.

With its competitive advantages — strategic location at the town entrance, visible façade, pristine condition, nearby parking, and steady pedestrian and vehicle traffic — this property is ideal to start or expand a business. Suitable for a specialty retail store, fashion boutique, home décor shop, office, light hospitality venue (coffee shop / takeaway), gourmet food store, franchise, perfumery, auxiliary pharmacy, or professional services.





Extras

Community

- GOOD CONTIDION
- AIR CONDITIONING INSTALLED
- WINDOW BARS
- ALUMINIUM WINDOWS

P.V.P.

400€/ month

9,30 €/m²

FIRST PAYMENT:

- 2 MONTH DEPOSIT: (800€).
- 1 MONTH RENTAL IN ADVANCE (400€).
- 1 MONTH RENTAL + 21% I.V.A. TAX as AGENCY FEES (400 € + 84€).

TOTAL: 1684€

Bank warranty is requested. Ask for more information.



For more information
scan QR code

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