

## Commercial premise

La Duquesa



Rooms: 0

Bathrooms: 1

M²: 55

Price: 185,000 €

Status: Sale

Property Type: Commercial  
premise

Reference: R4323457

Publish date: 14.01.24

Overview: Price Reduced - Completely refurbished local in La Duquesa for sale (ready to move into). Corner location with high visibility located in La Duquesa in a commercial plaza that is popular with local residents and is within walking distance to La Duquesa marina. There is plenty of nearby parking for visiting clients and staff. It is currently operated by a successful business that is shortly moving to a new office. It is ready to move into without any delays, with an existing town hall licence. It has a covered portico external area of circa 10 sqm and a total internal area of 55 sqm which are smartly organised into the following: - Waiting room with sofa. - Reception desk - Comfortable space with workstations for a team of 7-9 staff - Back-office corridor with floor-to-ceiling storage - Kitchen. - Guest toilet. This local was completely refurbished in 2018 with a total reform, that included the following new facilities: - Electricity cabling for interior and external signs (by professional electrician) - Stylish ceiling with LED light effect, - High-speed internal IT network and fibre-optic - Air-conditioning (hot/cold) in working order - Alarm system (with cameras, sensors and connection to police/security). - Additional internal cameras with remote access/data storage. - Kitchen (fitted with dishwasher, sink, induction hobs and microwave) - Bathroom (with high quality fittings and extractor) - Compliance with regulations & licence (extinguishers, fire escapes, signage, etc.). It could be possible to sell the local with all existing signage (to be rebranded), furniture and appliances (except computers). Furniture is of high quality and includes several unique pieces, such as solid oak desks, drawers and reception counter. Excellent opportunity for business, such as an office, interior designer, real estate, property manager, architect, lawyer, accountant, etc. Contact us for a visit or more information (it can be shown

Monday-Friday during normal work hours).

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Features:

Air conditioning, None, None, None, Parking, None, None