Sales - Commercial - Marbella

320.000€











Ref.-ID: R5453803 **Marbella** **Commercial**

1 **89 m2**

FOR LONG-TERM RENT COMMERCIAL PREMISES MARBELLA CENTRE Avenida Ricardo Soriano A commercial premises is available for long-term rent in one of Marbella's most prestigious and busiest locations — Avenida Ricardo Soriano, the city's main commercial avenue with constant pedestrian and vehicle traffic. The property offers 89 m² distributed over two levels, featuring a private restroom and impressive floor-to-ceiling shopfront windows that provide outstanding visibility and abundant natural light. A major advantage is that the owner has already obtained the necessary licences for a wide range of commercial activities. The premises are suitable for a fashion boutique, grocery store, beauty salon, showroom, office, real estate agency, studio and many other business concepts, subject to the existing permits. The surrounding area offers public parking, banks, restaurants, cafés, shops and excellent transport connections, ensuring continuous customer flow throughout the year. Key Features: - Avenida Ricardo Soriano, Marbella Centre - 89 m² - Two levels - Private restroom - Panoramic storefront glazing - Excellent visibility - High pedestrian and vehicle traffic - Licences available for multiple commercial uses - Public parking nearby Rental Terms: - Long-term lease - 2 months' security deposit - 3 months' rent payable in advance - Electricity and water contracts to be transferred to the tenant An outstanding opportunity to establish or expand your business in one of Marbella's most sought-after commercial locations.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Close To Shops

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Climate Control
- ✔ Air Conditioning

Features
- ✔ Near Transport
- ✔ WiFi
- ✔ Double Glazing

Security
- ✔ Alarm System

Parking
- ✔ Street Parking

Utilities
- ✔ Electricity