



**Property type :** Commercial property

**Swimming pool :** No

**House area :** 231 m<sup>2</sup>

**Location :** San Pedro de Alcántara

**Bedrooms :** 0

**Bathrooms :** 2

✓ Not furnished

✓ Airconditioning

Commercial unit for sale or for Rent with Option to Buy.

Discover this exceptional opportunity in the heart of San Pedro! This spacious commercial property, currently configured as an academy, offers ample space with endless adaptation possibilities.

Upon entering the premises, you'll be greeted by a spacious reception area with its accompanying office. To the right of the waiting area, you'll access a generous 29m<sup>2</sup> room. Continuing down the hallway, you'll find a 14m<sup>2</sup> meeting room, along with two additional rooms: one measuring 18m<sup>2</sup> and another 27m<sup>2</sup>. Furthermore, the property features a back office area equipped with a small kitchen, perfect for those seeking a versatile space for their businesses. There's also a convenient storage room accessible via a staircase. With a second entrance from Antequera Street, this property offers a convenient mobility option. Accessibility for disabled individuals and spacious adapted bathrooms ensure comfort for all clients.

Located in the Plaza de Istan, in the central area of San Pedro, this property is surrounded by vibrant commercial activity, with bars and restaurants attracting a large flow of people, ensuring excellent visibility and customer potential.

This versatile property can be adapted to function as an academy, store, office, or restaurant. There's the possibility to install a smoke exhaust system both at the front of the property and at the neighboring restaurant. There's also the option to remove panels and customize spaces according to the buyer's preferences.

Selling Price: 435.000€

Rent with Option to Buy::

- Price: 450.000€

- Rental duration: 3 years

- Rental price: 2.000€/month

- 20% upfront, at signature of contract

To Deduct from Selling price:

- 1st year: 100% of the rental price

- 2nd year: 80% of the rental price

- 3er year: 70% of the rental price



