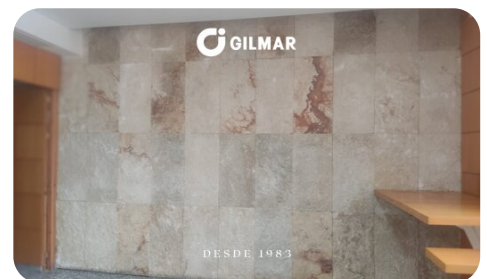
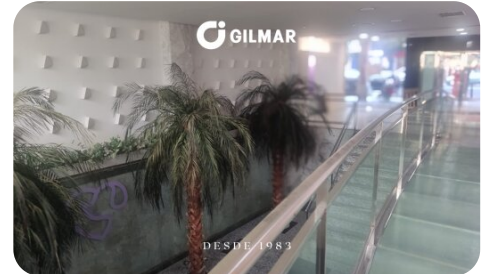


Commercial premise to rent in Cádiz - Cádiz

Cádiz

Reference: 215888



8,500 €

10 €/m²



850 m²



No

Description

GILMAR CONSULTING REAL ESTATE OFFERS COMMERCIAL SPACE FOR RENT ON AVENIDA ANA DE VIYA – CÁDIZ CAPITAL

Prime location, maximum visibility, and unparalleled spaciousness in the commercial heart of Cádiz.

A spectacular commercial space of approximately 850 square meters is available for rent. Fully renovated, updated, and move-in ready, it is located in one of the city's most trafficked, visible, and strategic areas – Avenida Ana de Viya, the main urban artery and the quintessential commercial hub of Cádiz's capital.

This property presents a unique opportunity for

businesses, franchises, retail chains, or independent ventures seeking a location with a consistent flow of pedestrians and vehicles in one of the fastest-growing and economically dynamic areas of the city.

MAIN FEATURES

- **TOTAL AREA:** Approximately 850 m² - **CONDITION:** Fully renovated with premium materials - **WIDE STOREFRONT:** Multiple large display windows providing excellent visibility and a commanding commercial presence on the avenue - **OPEN LAYOUT:** Adaptable for various business types

Description

(retail, showroom, offices, clinics, supermarkets, gyms, academies, restaurants, or banking institutions) - **ABUNDANT NATURAL LIGHT**: Thanks to expansive windows and its prime orientation - **AIR CONDITIONING**: General climate control throughout the space - **UPDATED ELECTRICAL SYSTEM**: Fully modernized and compliant with current regulations - **MODERN FINISHES**: Flooring, ceilings, and interior details are in excellent condition - **FULL ACCESSIBILITY**: Street-level entrance with the potential for accessible facilities for individuals with reduced mobility - **FLEXIBLE INTERIOR SPACES**: Multiple defined areas allow for organized layouts or the creation of distinct environments tailored to specific business needs - **RENOVATED RESTROOMS AND FUNCTIONAL STORAGE/BACKROOM AREAS**

PRIME LOCATION

The space is located on Avenida Ana de Viya, one of Cádiz's most iconic, dynamic, and high-traffic streets. In its immediate surroundings, established businesses, financial institutions, restaurants, clinics, supermarkets, offices, and public services dominate, ensuring a high level of visibility and a steady stream of potential clients throughout the day.

Additionally, the property benefits from excellent transportation links: - Urban bus and taxi stops just meters away - Easy access from major entry and exit points of the city - Ample parking availability in the vicinity - Close to high-income residential neighborhoods and administrative centers

IDEAL FOR ALL TYPES OF BUSINESSES

Thanks to its size, visibility, and strategic location, this space is perfect for large commercial outlets, fashion chains, supermarkets, private clinics, academies, gyms, customer service offices, showrooms, financial institutions, or service centers.

The property's versatility allows it to adapt

seamlessly to the unique needs of various commercial, professional, or institutional activities.

CONDITION AND RENOVATIONS

The property underwent a comprehensive renovation recently, including modern installations, high-quality finishes, and a contemporary aesthetic. It is ready for immediate use without the need for further modifications. Every detail – from the floors and ceilings to the lighting, finishes, and climate control system – is in excellent condition.

RENTAL TERMS

- **MONTHLY RENT**: Contact us for details (competitive pricing based on conditions and lease duration) - **SECURITY DEPOSIT**: To be agreed upon based on your activity and guarantee - **AVAILABILITY**: Immediate - **NEGOTIABLE TERMS**: Adaptable to the specific needs of the tenant

CONTACT AND VISITS

Don't miss this opportunity to locate your business in one of Cádiz's prime commercial locations! For more information, additional photos, or to schedule a personalized visit, feel free to contact us at your convenience.

Phone/WhatsApp: [add contact number] Email: [add contact email]

STING HIGHLIGHTS

Commercial space for rent on Avenida Ana de Viya (Cádiz) 850 m², completely renovated Extensive storefront facing the main avenue Open, bright, and modern layout High visibility and excellent connectivity Ideal for large businesses, retail chains, or franchises Immediate availability

Photographs

