

Commercial premise to rent in Trafalgar - Madrid

Trafalgar, Madrid

Reference: 223559



2,800 €

41 €/m²



69 m²



No

Description

In the prestigious Trafalgar neighborhood, within Madrid's Chamberí district, you'll find this commercial space. With a total area of 69 m², the property is distributed over two levels: an open-plan ground floor of 38.5 m² and a basement of 31.16 m², which includes two restrooms and a storage area. The 7-meter façade, located on a corner, ensures exceptional visibility on a pedestrian street with the possibility of installing a terrace, significantly enhancing its appeal for hospitality businesses.

This space is exclusively designed for use as a café, and its strategic location makes it an unbeatable opportunity. Just a few meters from the iconic Plaza de Olavide and the bustling Calle Fuencarral, the surroundings combine the tranquility of a

pedestrian area with the vibrant activity of one of Madrid's most sought-after zones. Additionally, the building in which it is located has been completely refurbished and includes a 20-room hotel, 7 luxury apartments, and 3 offices, ensuring a steady flow of potential customers.

Economic Terms and Requirements: - **MONTHLY RENT:** €2,800 plus VAT. - **COMMUNITY FEES AND PROPERTY TAX (IBI):** Included in the rent. - **UTILITIES (ELECTRICITY, GAS, WATER, TELECOMMUNICATIONS):** To be paid by the tenant. - **URBAN WASTE TAX, OTHER TAXES, AND ADMINISTRATIVE FEES:** Not included. - **LEGAL DEPOSIT:** Equivalent to 2 months' rent, in accordance with the Urban Lease Law. -

Description

ADDITIONAL GUARANTEE: Bank guarantee or deposit equivalent to 1 to 3 months' rent. Proof of financial solvency will be required to finalize the lease. - **CONTRACT TERM:** Minimum of 1 year, extendable up to 5 years (to be specified in the lease agreement).

Connectivity: This property benefits from a prime location. For shopping and leisure, the ABC Serrano Shopping Center is conveniently close. In terms of transportation, the nearest metro lines are L1 (Iglesia) and L2 (Quevedo), both just a few minutes' walk away. The area is also well-served by bus lines 3, 16, and 61, connecting it to key points across the city.

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clients find their ideal property, whether for living or investing. With a personalized approach and deep knowledge of the real estate market, we have established ourselves as one of the sector's leading companies.

If you would like more information about this property, please use reference **223559** when contacting our team. You can reach us at our office located at **C/ GOYA, 47 - 5TH FLOOR**, by calling **91 209 32 90**, or by emailing **ALQUILERES.MADRID.INTERIOR@GILMAR.ES**. You can also get in touch directly with **MARÍA ARACELI MONTOTO PALLARES** at **630 809 654** or via email at **ARACELI.PALLARES@GILMAR.ES**. We're here to help!

Location and points of interest



The property location is approximate. Contact us for more information.