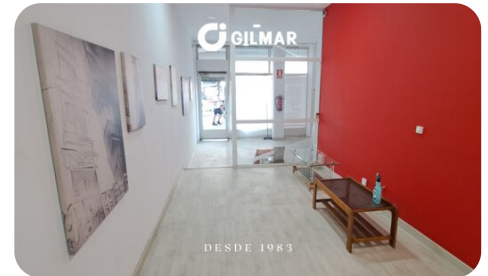


Commercial premise to rent in Embajadores - Madrid

Embajadores, Madrid

Reference: 223603



1,800 €

23 €/m²



80 m²



No

Description

In the heart of the vibrant Embajadores neighborhood, located in Madrid's Centro district, you'll find this commercial space with an unbeatable location and exceptional potential. With a total surface area of 80 square meters, the property is distributed across two levels: a street-level floor of 60 square meters, divided into three spaces and equipped with two bathrooms, and a basement of 20 square meters exclusively for storage use. Its 4-meter façade ensures outstanding visibility, making it ideal for businesses looking to attract both foot traffic and vehicles, thanks to the area's high activity.

The Embajadores neighborhood is well-known for its multicultural and dynamic atmosphere, offering a

rich cultural and gastronomic scene that makes it one of the most attractive areas in the capital. Nearby, you'll find iconic spots such as the Mercado de San Fernando and the Plaza de Lavapiés, both of which are hubs of social and commercial activity within the neighborhood. Additionally, it boasts excellent transportation connections: the nearest metro stations are Embajadores (Line 3 and Cercanías C5) and Lavapiés (Line 3), both just a short walk away. For buses, lines 27, 34, and 36 have stops nearby, ensuring easy access from anywhere in the city.

The property is in a standard state of conservation, allowing it to be adapted to the specific needs of any type of business. Its strategic location on one of

Description

Embajadores' busiest commercial stretches makes this an exceptional opportunity for entrepreneurs and business owners.

ECONOMIC CONDITIONS AND GUARANTEES:

MONTHLY RENT: €1,800 plus VAT. - **INCLUDED:**

Community fees and property tax (IBI) are included in the monthly rent. - **NOT INCLUDED:** Utilities (electricity, gas, water, telecommunications), urban waste fees, taxes, and management expenses are to be paid by the tenant. - **SECURITY DEPOSIT:** 2

months' rent in accordance with the Urban Leasing Law. - **ADDITIONAL GUARANTEE:** A bank guarantee or deposit of 1 to 3 months' rent may be required. Proof of financial solvency will be requested to

finalize the lease agreement. - **CONTRACT**

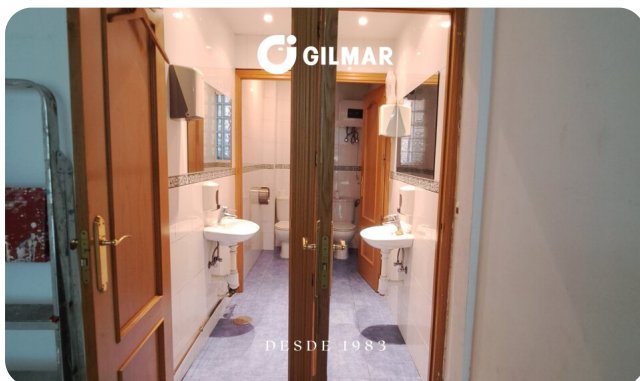
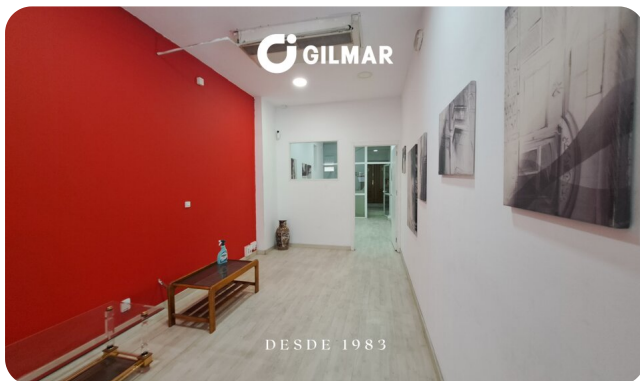
DURATION: Minimum 1 year, up to 5 years (to be specified in the contract).

At **GILMAR**, we have been helping our clients find their perfect property since 1983, whether for personal use or as an investment. Our team of professionals is committed to providing a personalized service with diligence and transparency, ensuring success in every transaction.

For more information about this property, don't hesitate to contact our Madrid Interior Rentals team. Visit us at our office located at C/ Goya, 47 - 5th floor, give us a call at **91 209 32 90**, or send us an email at

ALQUILERES.MADRID.INTERIOR@GILMAR.ES. To streamline the process, please provide reference **223603** when you reach out.

Photographs





Location and points of interest



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