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SINCE 1993

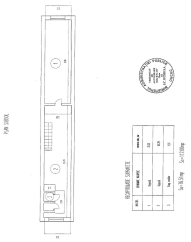
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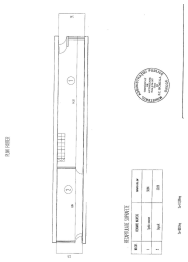
Old Town | **Commercial Spaces**

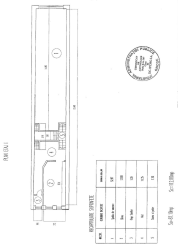
CARACTERISTICS

- **AREA**: Old Town
- **Usable surface**: 345.51 sqm
- **Built surface**: 448 sqm
- **Land Surface**: 109 sqm
- **Maximum height**: D+P+1+M









Layout

Total built area: 448 sqm

Total usable area: 345.51 sqm

Land plot area:109 sqm

DESCRIPTION

The building is located in an exceptional area of the Historical Center, an area with intense pedestrian traffic.
The building was built in the 19th century and is perfectly renovated.
It has all the utilities, centralized heating/cooling system and opening to 2 streets.

Gas central heating
The building is rented as follows:
1) 2/3 of the ground floor + floor + attic) is rented to a restaurant for a period of 60 months starting with 30.02.2022
2) 1/3 of the ground floor + semi-basement) is rented to a bar/club for a period of 36 months starting with 15.05.2024
3) Advertising revenue;
The building is not classified as seismic risk.

1,250,000 EUR	18.24 BITCOIN	621.85 ETHEREUM

*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep