

Premium commercial premises in Manacor

0	0	607 m^2	1.825 m^2	270.000€
Bedrooms	Bathrooms	Built	Total	Price

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Description

Ref 101JS1235~High Yield~Premium Opportunity in Manacor | "AAA" Location~~Shell and core unit with maximum potential for customisation and yield.~~Key Features of the Property~~Strategic Location: Situated in a high-visibility area with constant footfall and vehicular traffic. A guarantee for commercial success.~~Vehicular Access to the Basement: A unique competitive advantage. Ideal for logistics, private parking, workshops, or efficient loading and unloading.~~Blank Canvas: "Shell and core" condition allowing you to design the space from scratch, optimising costs by eliminating the need for prior demolition.~~Investment Profiles~~For Investors: An ideal asset to attract an AAA tenant (franchises or major brands) looking for a bespoke unit with a high rate of return. Between 7% and 10% gross annual yield.~~For End Users: Complete freedom to adapt the layout to the specific needs of your business model.~~Recommended Uses and Versatility~Thanks to its classification in Intensive Zone A (RE_IP_1), the unit offers a wide range of highly profitable possibilities:~~Premium Automotive: Basement for workshop/storage and ground floor for showroom (subject to community rules).~~Retail/Supermarkets: Ideal for convenience store operators or organic supermarkets.~~Health and Wellness: Ample space for gyms, polyclinics, or aesthetics centres.~~Corporate / Legal: Headquarters for law firms or agencies with a basement archive area.~~Education: Modular layout ideal for academies or tuition centres.~~Summary of Planning Regulations~Permitted uses according to the Manacor General Plan:~~Commercial: Retail and large-scale retail.~~Administrative: Offices, banking, and professional chambers.~~Industrial/Artisanal: Mechanical workshops and services.~~Amenities: Educational, healthcare, cultural, and care facilities.~~MEASUREMENTS~~Ground floor ceiling height (shell): 3.6m~~Basement ceiling height (shell): 2.5m~~Front entrance door: Height 2.63m – Width 1.85m~~Front vehicle gate: Height 2.63m – Width 4.5m~~Build the future of your business on a solid foundation! Contact us for further information and viewings.~~Important notice: Some images were generated using AI to illustrate a potential business layout.~The property asking price includes the estate agency fees, which will be paid in full by the vendor. This price does not include Property Transfer Tax (ITP), charged at a rate of 8%, nor notary and land registry fees, which are estimated at approximately 2% and must be paid upon signing the public deed.~Tax percentages are calculated on the final public deed price and may vary depending on subsidies, allowances, age, and other buyer circumstances.~

Details

- ✔ Ref: 101JS1235
- ✔ Disabled people building adapted
- ✔ Light
- ✔ Energy certification:
- ✔ Light
- ✔ Parking place