



**silicius**

SOCIMI

FELIPE V, 2  
LOCAL EN ALQUILER

Madrid



## Ubicación

El local se sitúa en Felipe V, número 2, una de las escasas calles peatonales de la capital madrileña con gran tránsito de turistas y ciudadanos. Esta arteria del distrito centro conecta la Plaza de la Ópera con el Teatro Real.

## Superficie

La **superficie total** es de **85,70 m<sup>2</sup>**.

- Planta calle: 57,85 m<sup>2</sup>.
- Planta sótano: 27,85 m<sup>2</sup>.

## Descripción

- Excelente ubicación.
- Posibilidad de múltiples usos.
- Salida de humos. No.
- Edificación protegida.
- Licencia de terraza para 12 sillas

## Comunicaciones

A 130 m de la parada de metro Ópera y 450 m de Callao.

## Condiciones de Contrato

### Alquiler

**Renta:** 6.000€/mes

**Duración:** 10 años

**Fianza:** 2 meses

**Garantía:** Aval o depósito de 6 meses

**IBI:** 510,24€/año

**TRU:** 64,50€/año .

**Gastos Comunidad:** 741,96€/año.

Para ampliar información, contactar con:

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Property Manager

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## Condiciones urbanísticas asociadas al uso

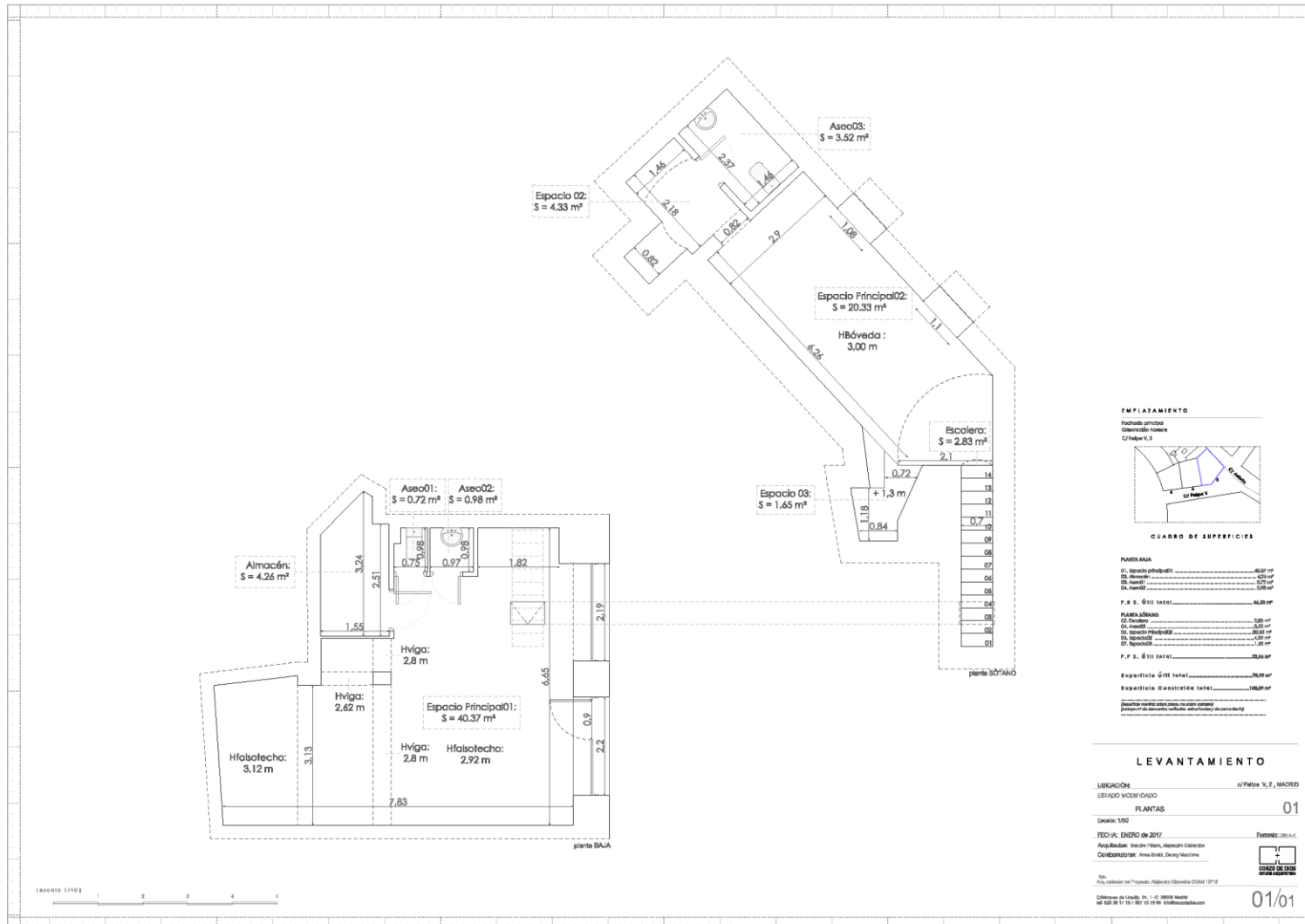
Uso Actual.: Terciario Recreativo, categoría II, establecimiento para el consumo de bebidas y comidas, restaurante.

### COMPLEMENTARIOS

1. INDUSTRIAL: planta baja e inferior a la baja
2. TERCARIO. Comercial en planta baja e inferior a la baja.
  1. OFICINAS. Planta baja e inferior a la baja.
  2. RECREATIVO. Planta baja e inferior a la baja.
  3. OTROS SERVICIOS TERCARIOS. Planta baja e inferior a la baja.









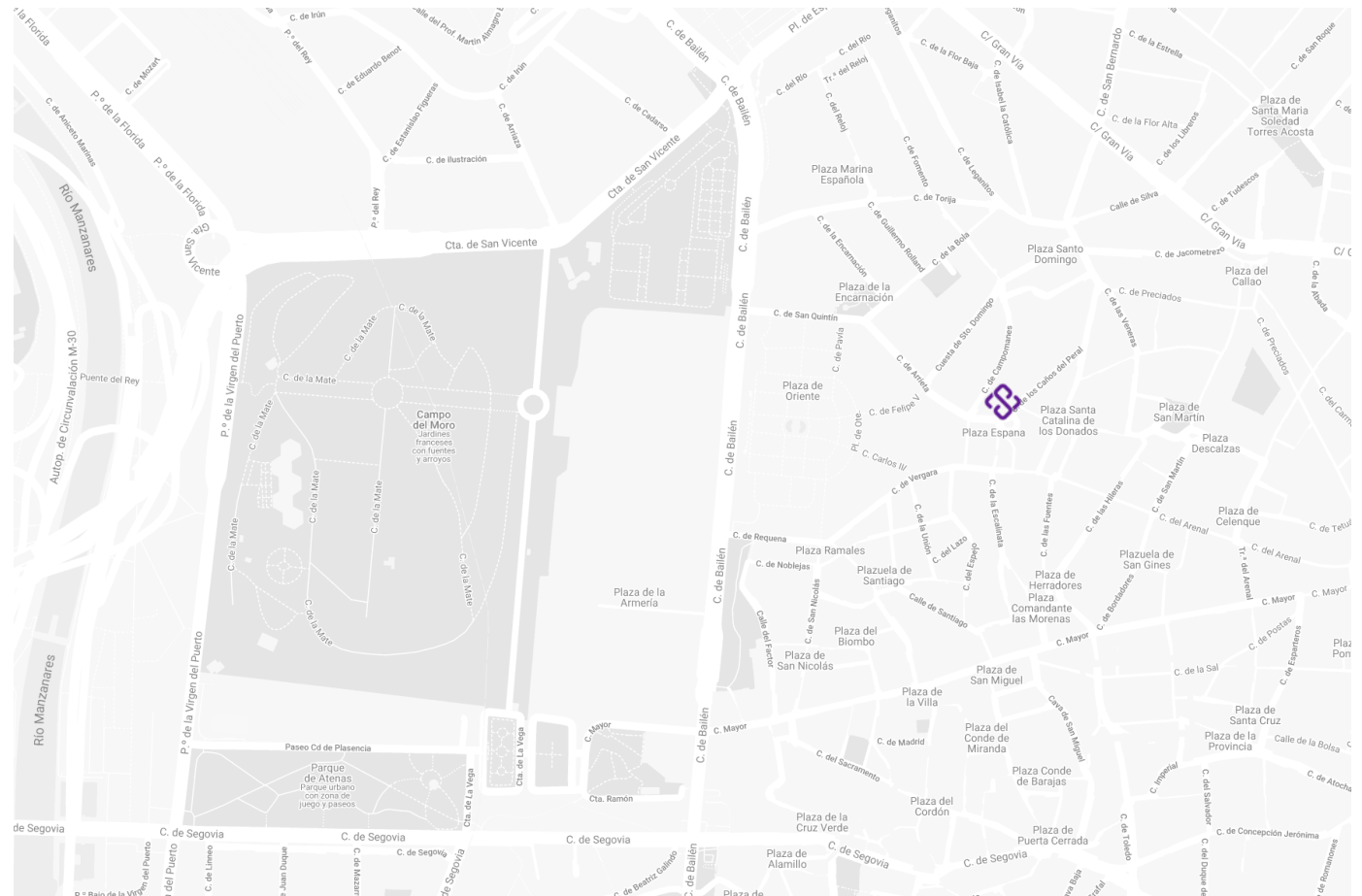
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Google Maps – Felipe V, 2

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