



# Ro's Have 12, Roskilde

936 m<sup>2</sup> shop for rent





### Good approaches

Close to the city center and the motorway and close to Københavnsvej which is a good access road



### Boxshop

The building is a traditional boxshop on one floor



### Parking

There are several parking spaces available for customers in front of the store



### Close to the train station

The property is close to Roskilde Station and various bus connections

# Ro's Have 12

## The area

The rental is centrally located in Roskilde, right next to the shopping center Ro's Torv.

It is a popular shopping area where in addition to the shopping center there are several boxshops.

There is good accessibility both by public transport and by car.

## The building

Attractive shop rental located in Ro's Have. Until recently, the premises housed Sport24.

The lease is located extremely towards Byageren and therefore has good visibility from Københavnsvej.

The other tenants of the property are MaxiZoo and Skousen. The neighbors include HTH, Vordingborg Køkkener and Rema 1000.



# Building layout – Ground floor



# Location



MANDAG - FREDAG

**10 - 19**

LØRDAG - SØNDAG

**10 - 16**

VI HAR ALTID ÅBENT PÅ SPORT24OUTLET.DK

SPORT 24 OUTLET

SPAR  
**50%**  
PÅ DET MESTE

SPORT **24** OUTLET

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**50%**  
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SPORT 24 OUTLET FLYTTESALG  
INDBYRDE PÅ 4000 KR/PERSON

**FLYTTESALG**

BEHOLDNINGEN ER BEMÆRKT  
PÅSÅLT AT LEJSE MÅSKE  
DE KAN FÅ DET

**SPAR OP TIL 70%**

PÅ ALLE VARETYPES

SPORT 24 OUTLET

INDGANG

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SPORT 24 OUTLET





# Rental terms

Size	936 m <sup>2</sup>
Energy label	B
Lease start	Flexible
Yearly rent/m <sup>2</sup>	DKK 1.500
Yearly rent	DKK 1.404.000
A conto operating expense/m <sup>2</sup>	DKK 269,50
A conto heating expense/m <sup>2</sup>	DKK 77,50
Total yearly rent	DKK 1.728.792
Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	12 months
Tenure	5 years

# Contact

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Spark Retail is part of the real estate investment company Park Street.