



Nørregade 27B, 4100 Ringsted

86-431 m² shop for rent





In the center of the city

A central location in the middle of the city



Unique premises

Shop room with good opportunities to make your own mark



Parking

Parking facilities for you and your guests in the courtyard



Close to the highway

Close to the E20 motorway exit and Ringsted Outlet

Shop / Showroom

Centrally located in Nørregade in a harmonious property with the possibility of parking in the yard.

Inside, the lease contains a regular sales room with a partial shop facade towards Nørregade and the gate to the courtyard.

The neighboring property is AUBO kitchens.

Access to the 1st floor which, for example, can be used as administration or included as a sales room.

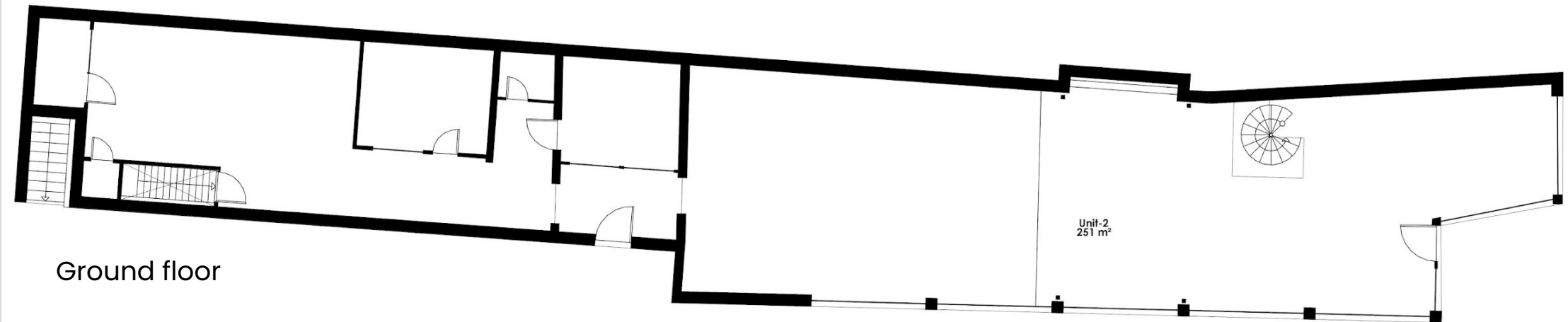
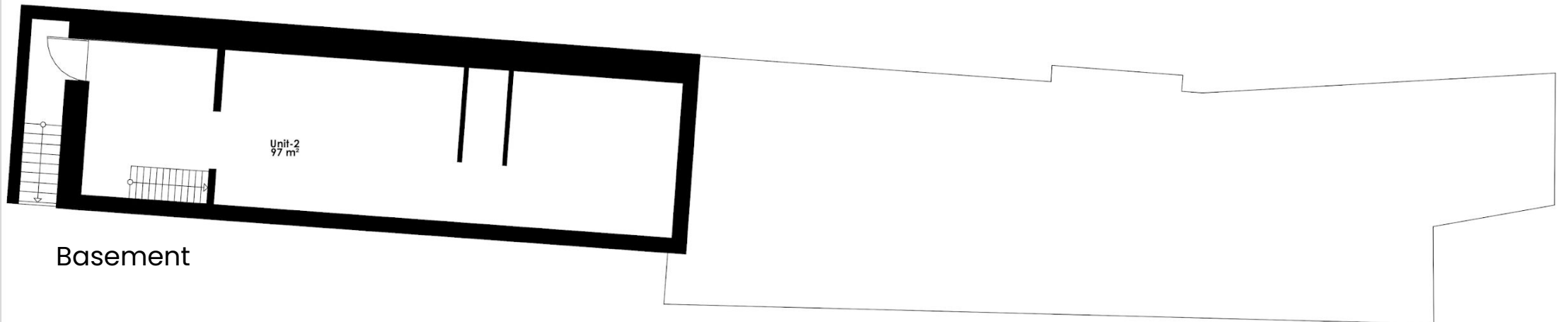
At the back of the lease there is a personnel department with kitchen, toilet and lunch room as well as additional area that may be suitable for storage, storage or packing room for webshop.

There is also access to storage in the basement with internal staircase from the lease.

The lease will be renovated by further agreement with the tenant and landlord.



Building layout



Location





Rental terms

Size	445 m ²
Energy label	G
Lease start	Flexible
Yearly rent/m ²	DKK 600
Yearly rent	Fra DKK 267,000
A conto operating expense/m ²	DKK 84.03
Total yearly rent	DKK 304,393
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.