



Helligkorsgade 1, Kolding

107 m² shop for rent





In the center of the city

An extremely central location in the middle of the city



The property

The property houses boats, shop, office, warehouse and housing



Rooms with good facade

Possibility of good facade exposure, as the store is located on a corner



Close to the train station

Close to the station and within walking distance to the pedestrian zone and harbor

Store

Exciting store with good facade exposure due to location on a corner. You walk from Helligkorsgade which is a pedestrian street through the gate to the lease.

The facade faces a larger car park, so there is ample opportunity for parking for customers.

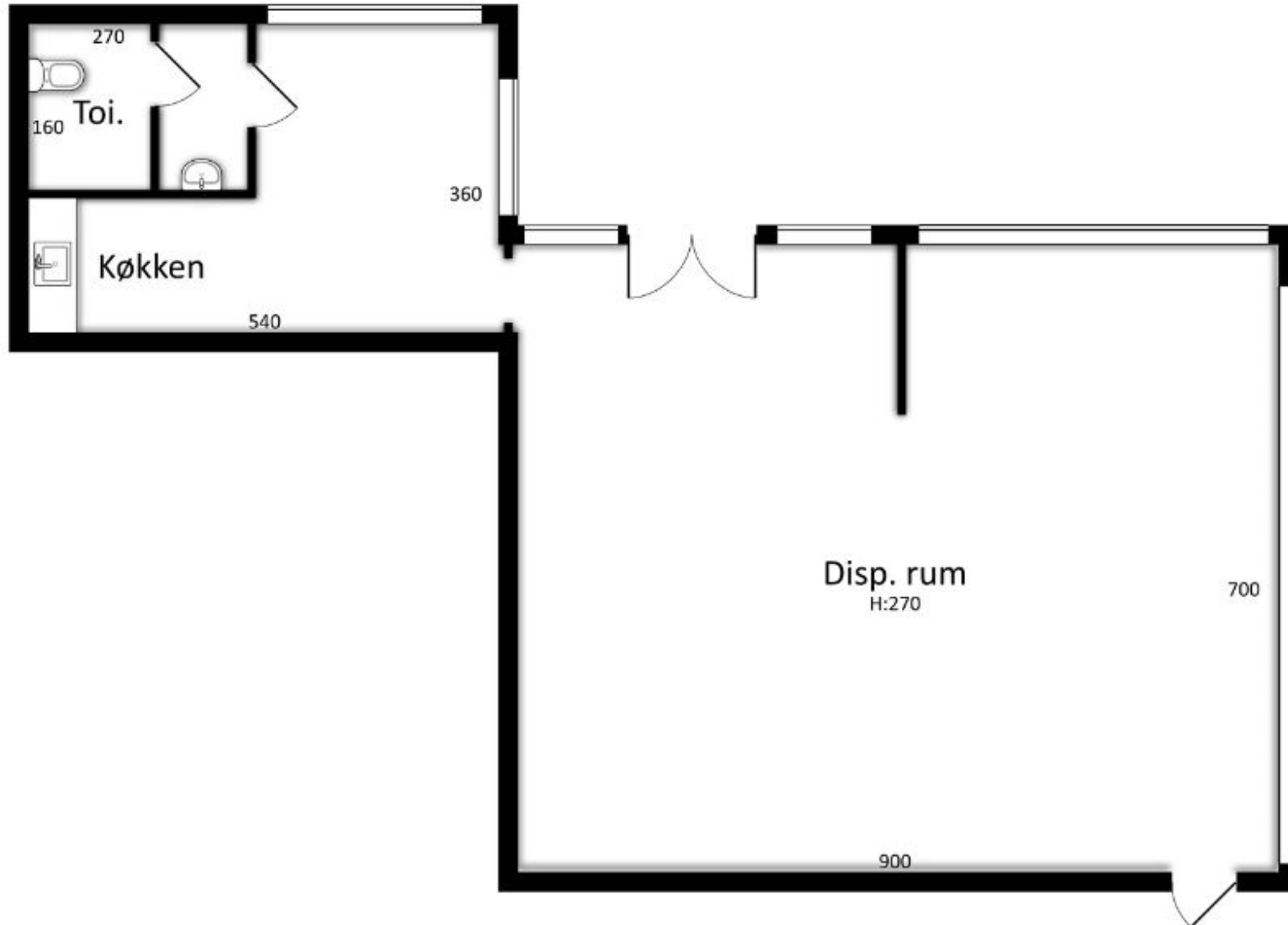
Good location in the center of Kolding.

The lease is for a total of 107 m² and also includes a kitchenette, toilet and the possibility of staff accommodation or office.

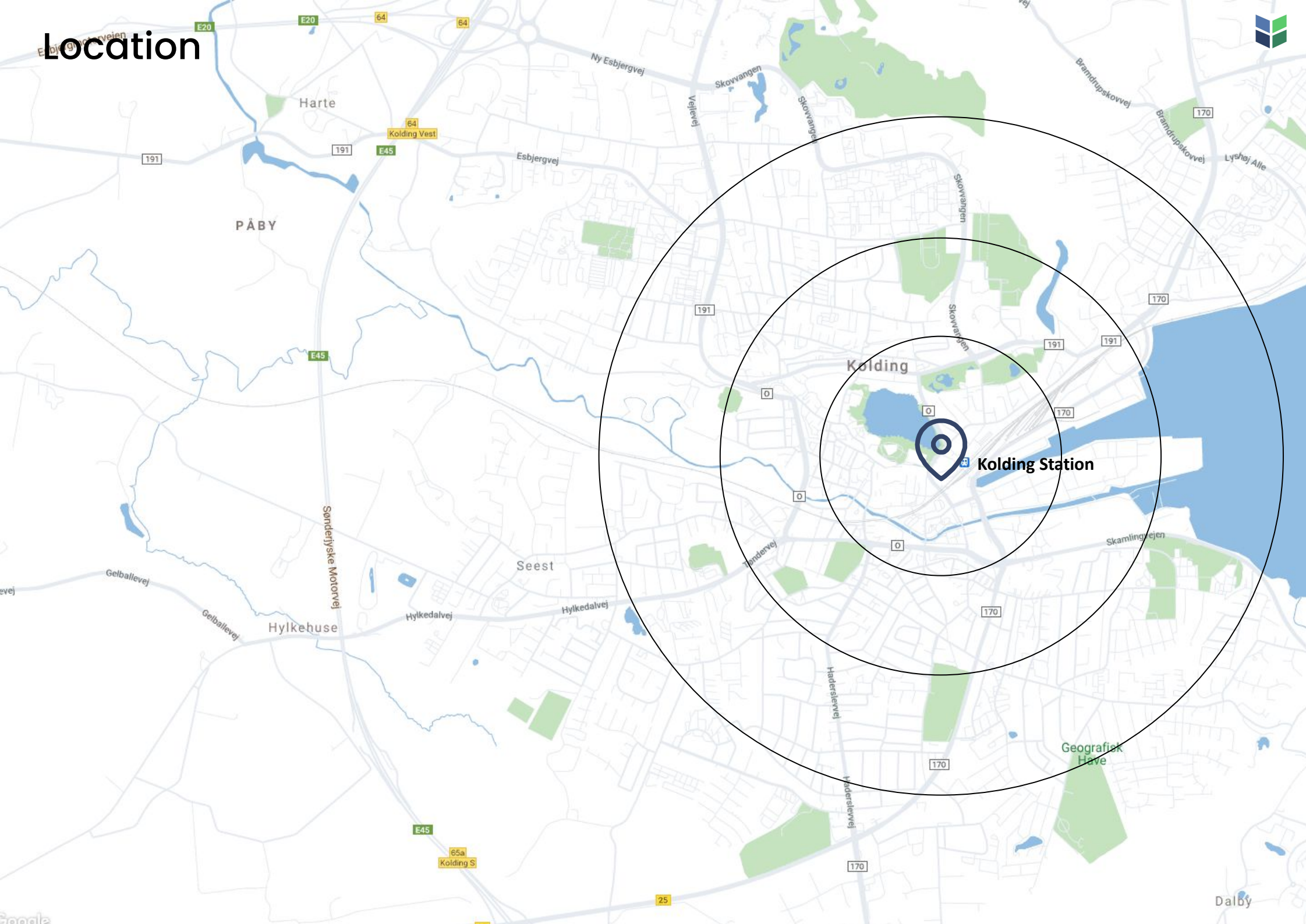
Welcome to Helligkorsgade 1, Kolding



Building layout



Location





Rental terms



Size	107 m ²
Energy label	D
Lease start	Flexible



Yearly rent/m ²	DKK 1.000
Yearly rent	DKK 107.000

A conto operating expense/m ²	DKK 219,39
A conto heating expense/m ²	DKK 81,85
Total yearly rent	DKK 139.232,68



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.