



WELCOME TO

Møllergade 1

5700 SVENDBORG



Key facts

Address	Møllergade 1
Postal code/city	DK, 5700, Svendborg
Title no	449a Svendborg Bygrund
Year of construction	1881
Plot Area	563 m ²
Building Area (GLA)	1327 m ²
Main use(s)	Retail - Residential
Estimated Rent	DKK 1,400,000



Property Overview

Originally built in 1881 but redeveloped in 1989, the property is around 1300 m² mixed-use residential/retail building containing 7 residential units on upper floors and 2 ground-floor shop units of 346 m² let to Flying Tiger Copenhagen and 107 m², currently vacant.

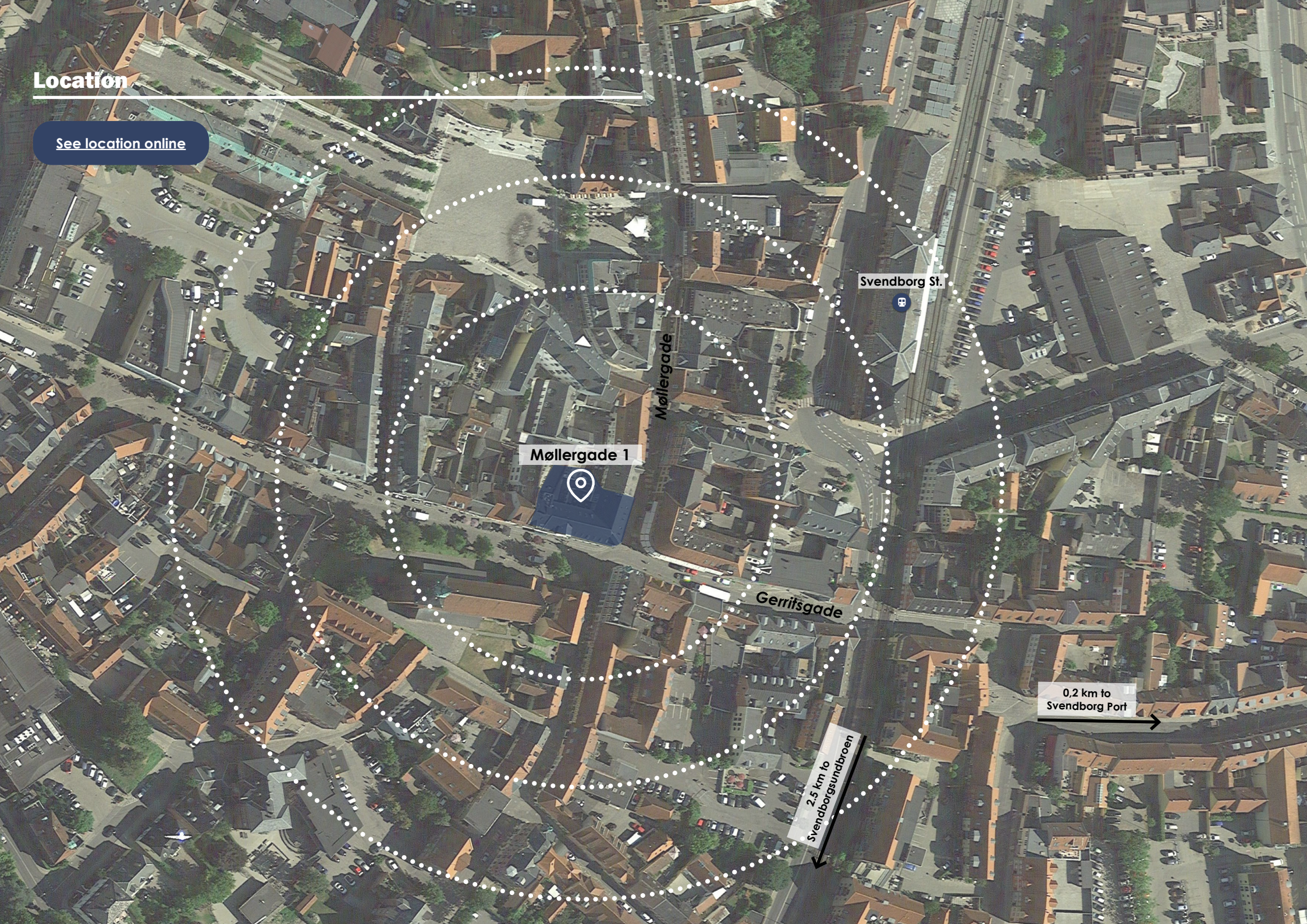
The property is located at the main pedestrian/high street of Svendborg. As the property is a prominent corner building, the two shop units enjoy strong visibility and exposure. As a result, the location is deemed a prime retail location in Svendborg, in the middle of the pedestrian street. In terms of residential use, the location is also excellent and highly central, in close proximity of the train station.

The property is located in the town center of Svendborg, less than 100m from Svendborg train station and around 200m to the Port of Svendborg, providing a sea link to the islands of Ærø, Drejø, Skarø and Hjortø. In addition, the road of Sundbrovej and the Svendborgsund Bridge (Svendborgsundbroen), across Svendborg Sound, are located within a 2.5 km radius, providing access to the island of Langeland south of Funen, the Svendborg highway to Odense and the northbound E20.

Parking facilities are available at the square of Torvet in the town center, less than 100m from the property. Svendborg is located on the south coast of Funen. With some 27,000 inhabitants, Svendborg is the second-largest town on the island.

Location

[See location online](#)



Møllergade 1



Møllergade

Svendborg St.

Gerritsgade

0,2 km to Svendborg Port

2,5 km to Svendborgsundbroen

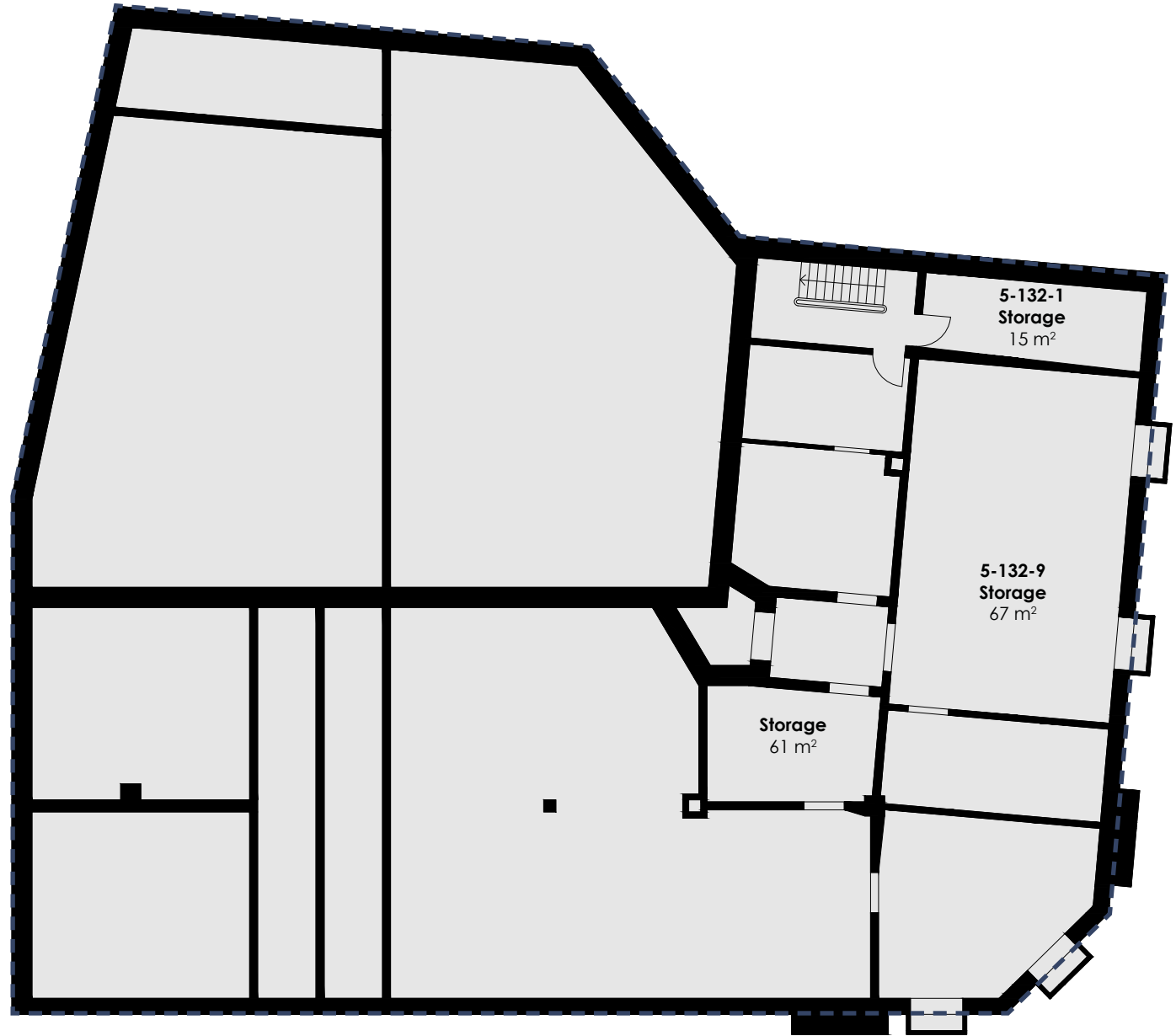
Property pictures





Floorplan - basement

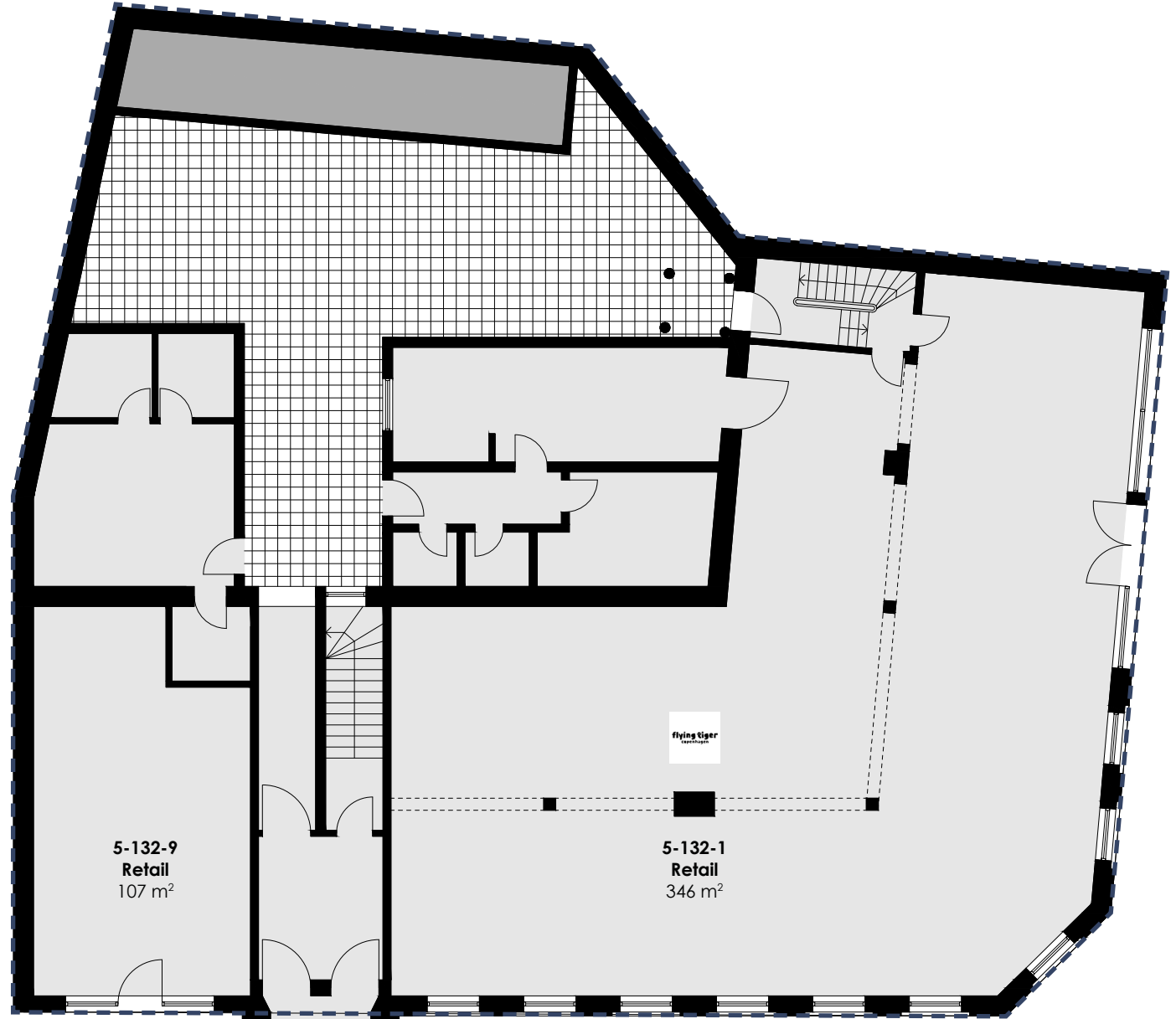
Lease Area Calculation Basement		
No.	Name	Gross Unit Area (m ²)
5-132-1	Storage	15
5-132-9	Storage	67
	Storage	61
<i>Grand Total</i>		143





Floorplan - ground floor

Lease Area Calculation Ground Floor		
No.	Name	Gross Unit Area (m ²)
5-132-1	Retail	346
5-132-9	Retail	107
<i>Grand Total</i>		453





Floorplan - first floor

Lease Area Calculation First Floor		
No.	Name	Gross Unit Area (m ²)
5-132-2	Residential	76
5-132-3	Residential	155
5-132-6	Residential	84
5-132-7	Residential	106
Grand Total		421





Floorplan - second floor

Lease Area Calculation Second Floor		
No.	Name	Gross Unit Area (m ²)
5-132-4	Residential	89
5-132-5	Residential	91
5-132-8	Residential	114
	Storage	16
Grand Total		310



Contact us



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