



Prøvestensvej 20, 3000 Helsingør

830 m² shop for rent





Central location

The lease is located in Prøvestenscenteret with lots of good neighbors



Unique room

Large unique space that offers several options that are not found anywhere else



Transportation

Several bus stops and parking options close to the location



Close to green areas

600m - 8 minutes walk to Multiparken in Helsingør

A lease with lots of options

With a lease located in the middle of Prøvestenscenteret with many good neighbors around this lease, your future store will be central and attractive to your customers!

Your future neighbors include:

- jem & fix
- thansen
- JYSK
- Lidl
- Beckmann
- Harald Nyborg
- Nordsjællands Politi

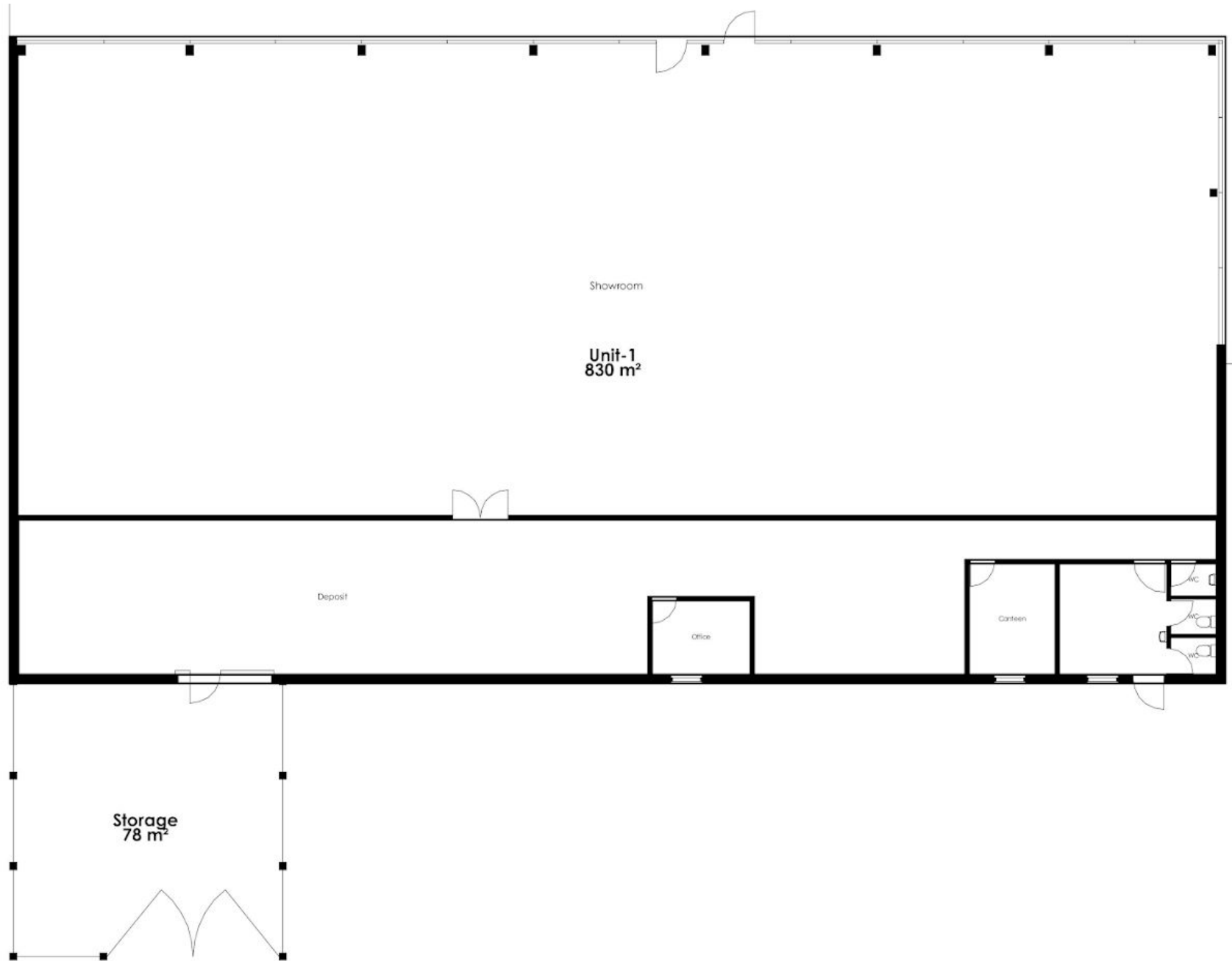
The lease is close to the main roads E47 and E55 - and therefore provides a good opportunity to move quickly back and forth.

The lease has previously been a Japanese restaurant, but contains many good opportunities to be able to take advantage of the layout.

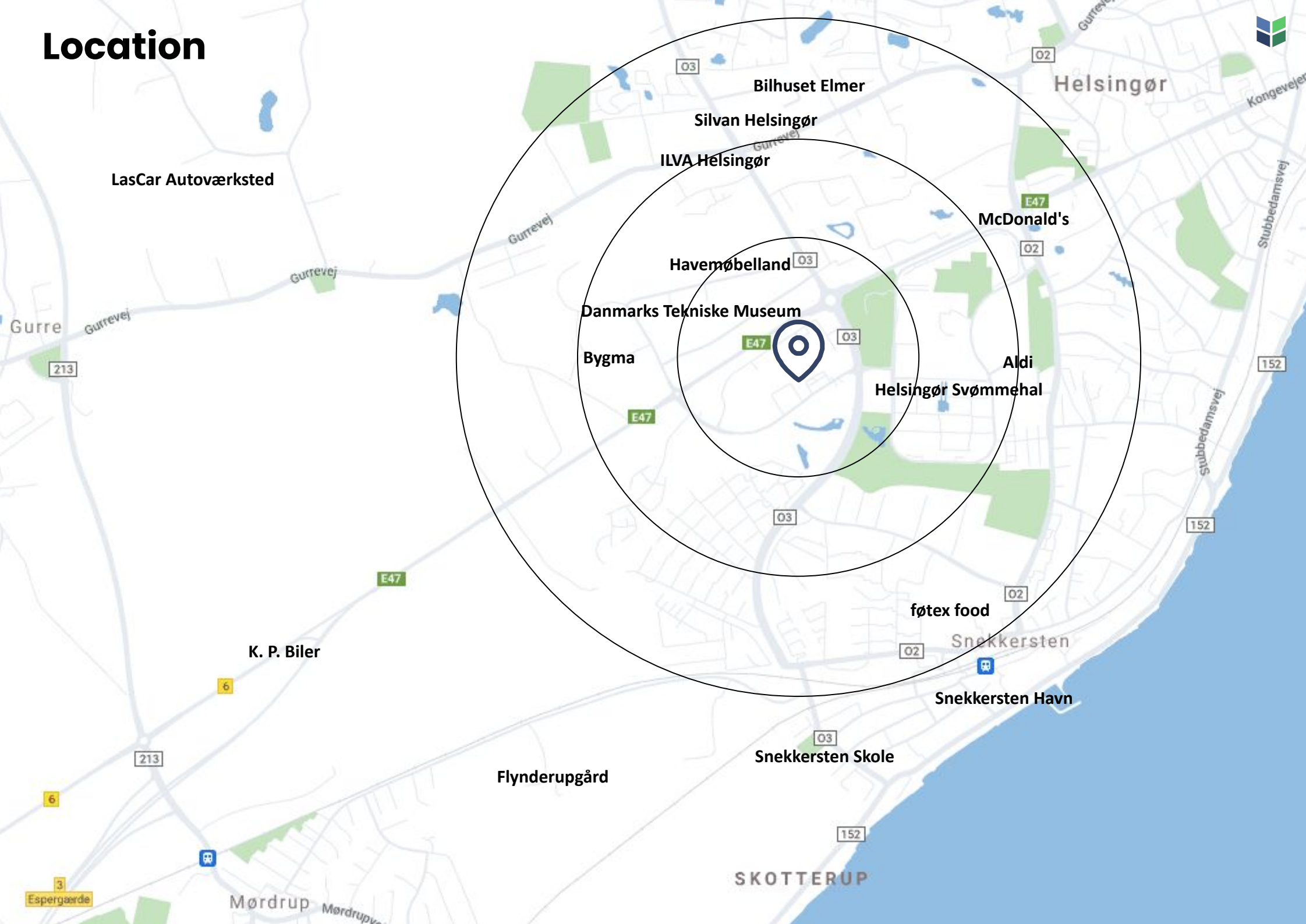
Welcome to Prøvestensvej 20



Building layout



Location



LasCar Autoværksted

Bilhuset Elmer

Helsingør

Silvan Helsingør

ILVA Helsingør

McDonald's

Havemøbelland

Danmarks Tekniske Museum

Aldi

Bygma

Helsingør Svømmehal

K. P. Biler

fØtex food

Snekkersten Havn

Flynderupgård

Snekkersten Skole

Mørdrup

SKOTTERUP



Rental terms

Size	830 m ²
Energy label	D
Lease start	Flexible
Yearly rent/m ²	DKK 1.200
Yearly rent	DKK 996.000
A conto operating expense/m ²	DKK 60,02
A conto heating expense/m ²	DKK 181,29
Total yearly rent	DKK 1.196.287,3
Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Tenure	5 years



Contact

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