



# Prøvestensvej 20, Helsingør

830 m<sup>2</sup> 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

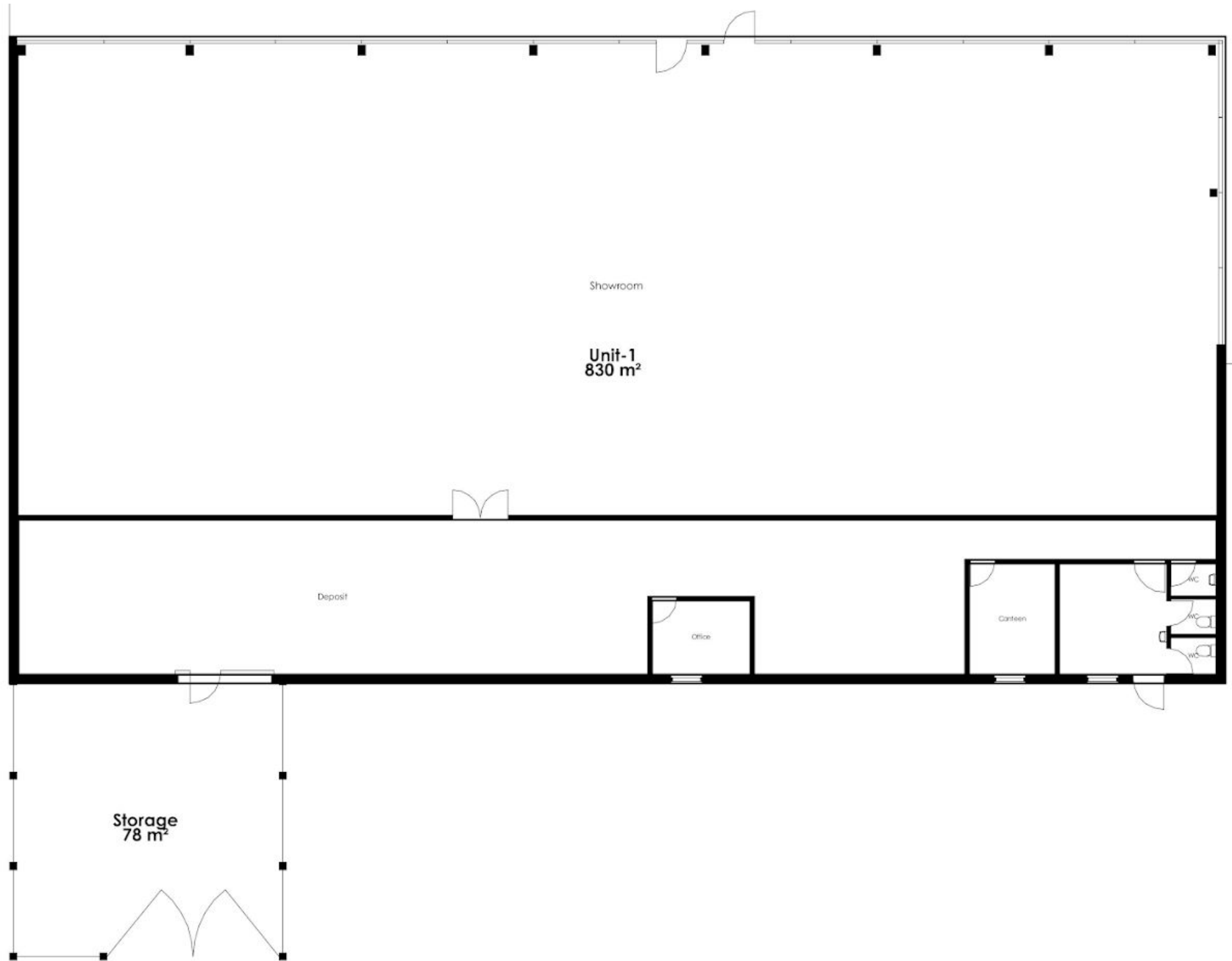
The lease is close to the main roads E47 and E55 - and therefore provides a good opportunity to move quickly back and forth.

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

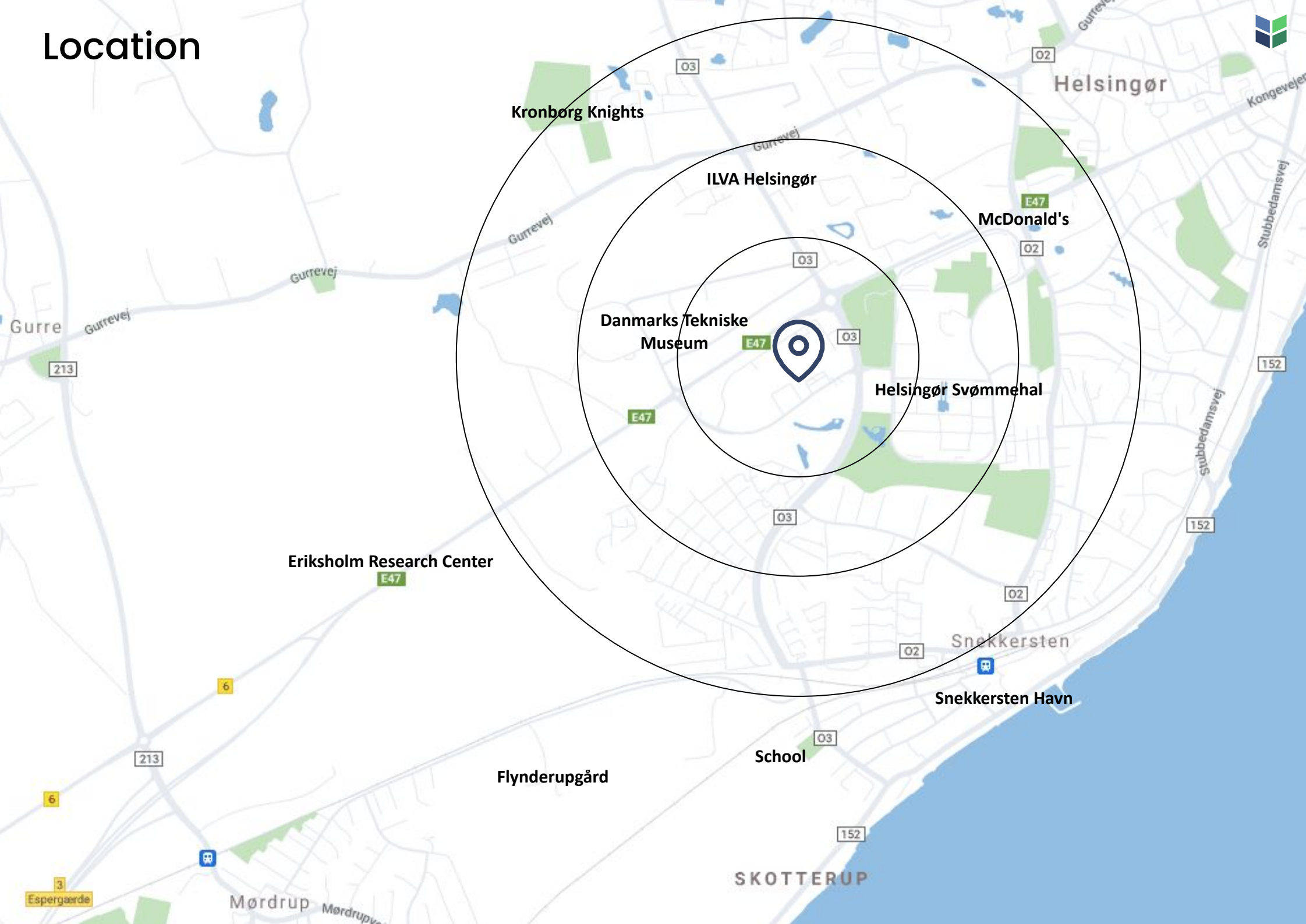
Welcome to Prøvestensvej 20



# Building layout



# Location





## Rental terms

Size	830 m <sup>2</sup>
Energy label	D
Lease start	Flexible
Yearly rent/m <sup>2</sup>	DKK 1.200
Yearly rent	DKK 996.000
A conto operating expense/m <sup>2</sup>	DKK 60,02
A conto heating expense/m <sup>2</sup>	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.