



Ro's Have 13, Roskilde

1,086 m² shop for rent



Ro's Have 13

The area

The rental is centrally located in Roskilde, right next to the shopping center Ro's Torv - a popular shopping area where in addition to the shopping center there are several boxshops.

There is good accessibility both by public transport and by car.

The building

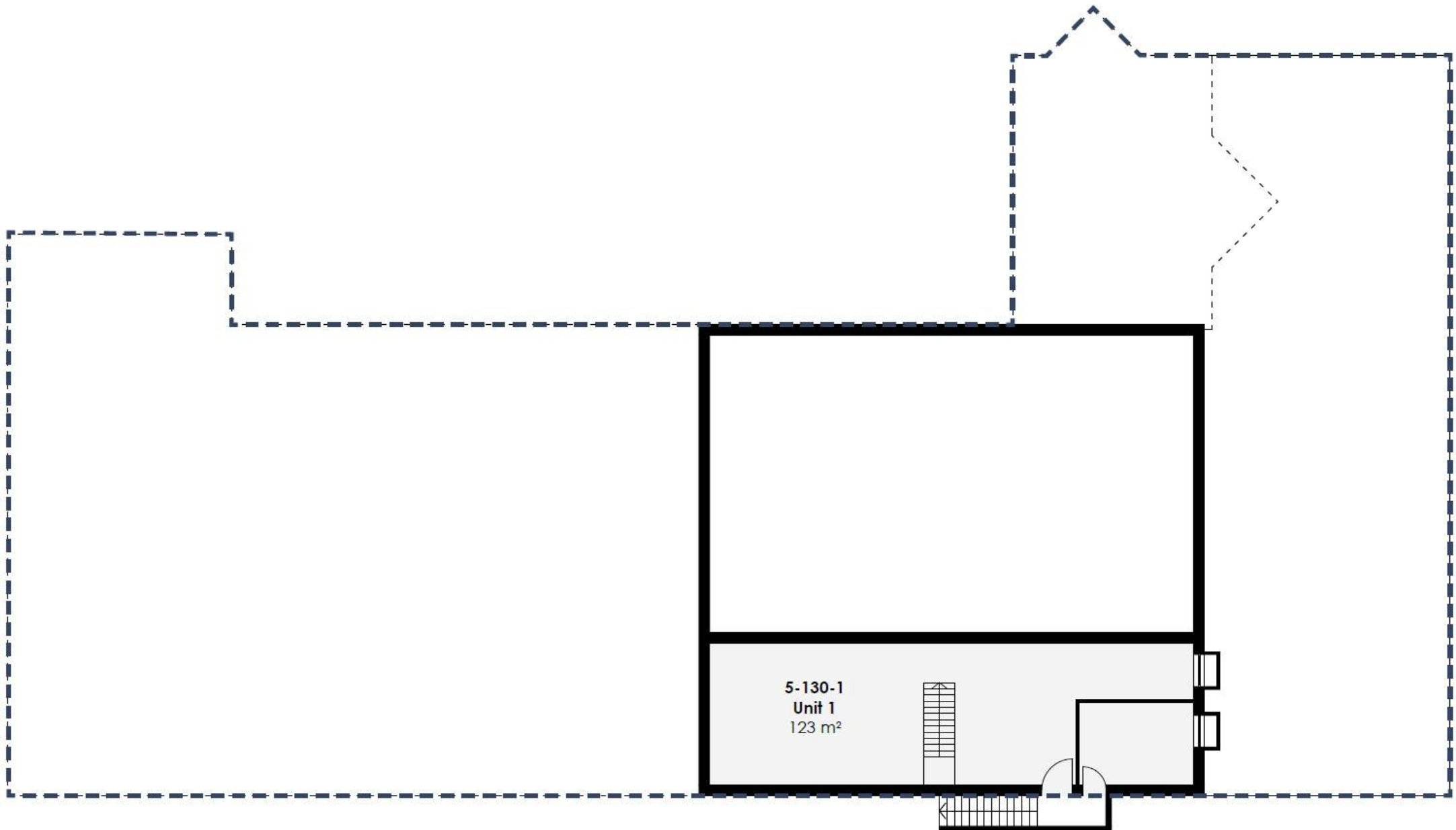
Attractive shop rental located in Ro's Have. The current tenant is Red Office which is moving out at latest feb 2022.

The lease is located extremely towards Byageren and therefore has good visibility from Københavnsvej.

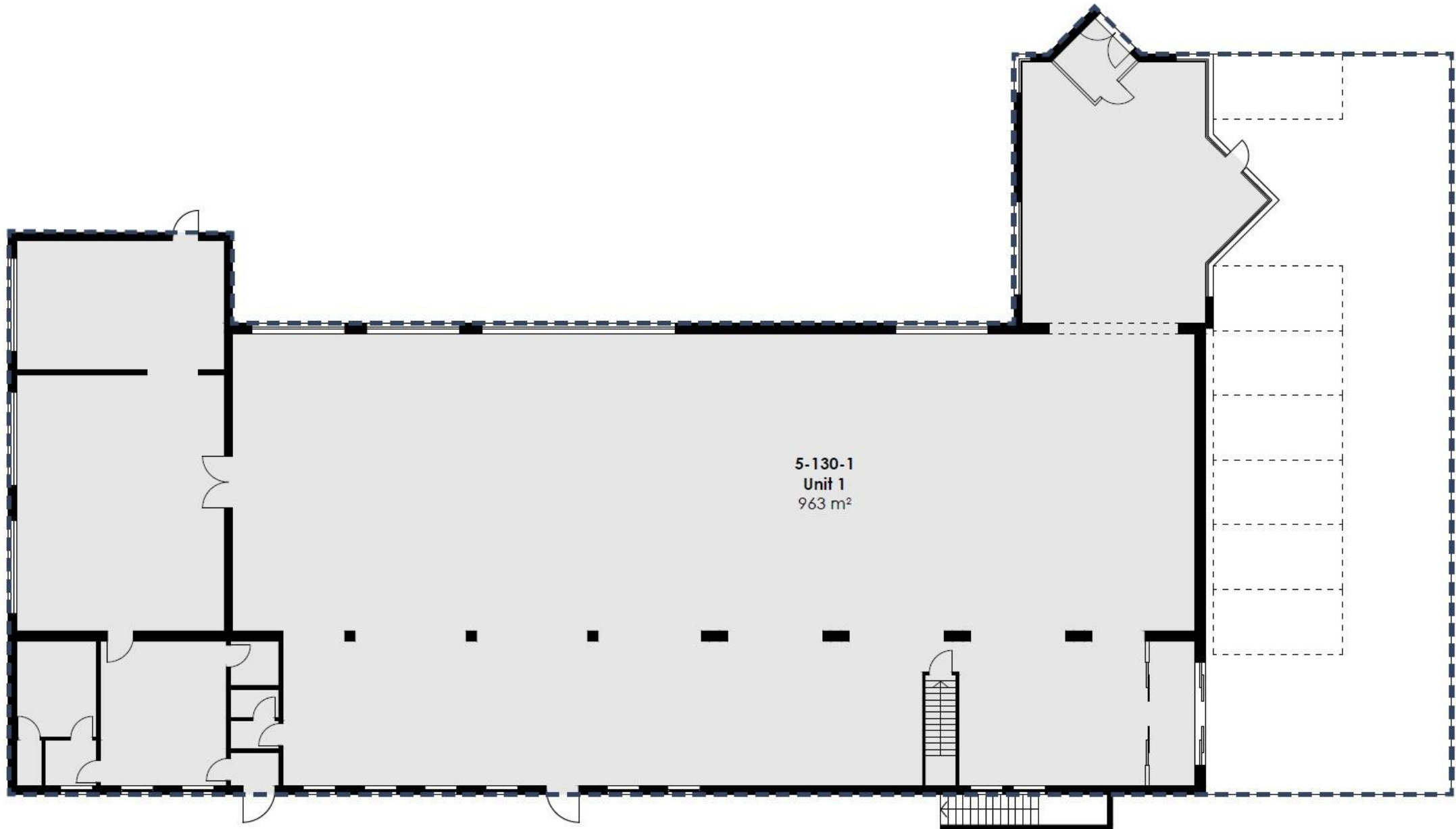
The other tenants of the property are MaxiZoo and Skousen. The neighbors include HTH, Vordingborg Køkkener and Rema 1000.



Building layout – Basement



Building layout – Ground floor



Location



Ro's Have 13



HTH Køkkener

Ro's Torv

Rema 1000

Maxi Zoo

Flügger farver

Lidl

Netto

København 35 km →

← Roskilde Station 1,5 km



Rental terms

Size (incl. 123 m ² basement)	1,086 m ²
Energy label	D
Lease start	Flexible

Yearly rent/m ²	DKK 1,100
Yearly rent	DKK 1,194,600

A conto operating expense/m ²	Paid by tenant
A conto heating expense/m ²	Paid by tenant

Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	12 months
Tenure	2 years



Contact

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