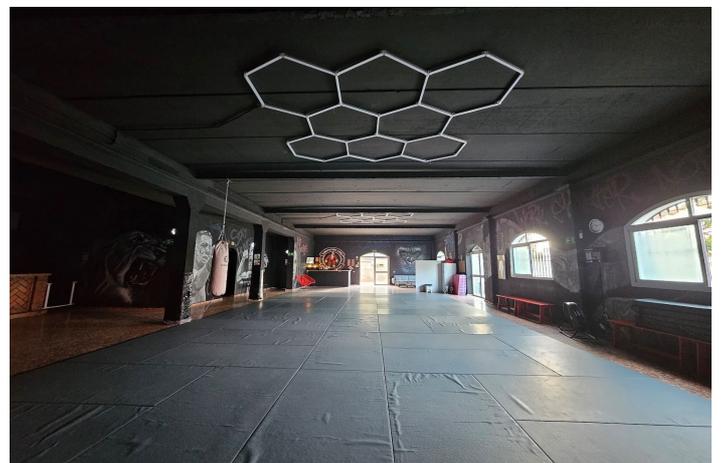




## Business for sale in San Roque, San Roque

250,000 €

Reference: R5289544 Bathrooms: 5 Build Size: 360m<sup>2</sup>





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## Costa de la Luz, San Roque

Spacious commercial premises of 360 m<sup>2</sup> for sale, currently in operation and in excellent condition, ready to move in and start working without the need for renovations. Located at street level on a corner and within walking distance of the city centre, the property also benefits from easy and quick access to the motorway and ample street parking.

The space is very bright and open, with an impressive ceiling height of approximately 5 metres throughout, previously used as a flamenco school and theatre. This generous height creates a great sense of spaciousness and offers the possibility to build an additional floor, providing multiple options for future development and different types of business use.

The layout includes a large open-plan area, two changing rooms with showers, a large bar area, two bathrooms (each equipped with two toilets), a storage room, and an independent office. There is also a terrace and ample vehicle access with capacity for up to three cars. The premises are currently used for children's and adult classes, so they require practically no additional investment and are ready to start generating activity from day one.

This versatile property is ideal for academies, sports centres, dance schools, yoga studios, theatre, coworking spaces, event venues, or any business that needs space and flexibility.

Basic features include 360 m<sup>2</sup> built on one floor, six rooms, five toilets/bathrooms, second-hand in good condition, and current commercial activity as a fitness centre. Additional equipment includes a warehouse/archive and an alarm system. The building is low-rise, and the energy certificate is in process.



## Features:

### Features

Private Terrace  
Storage Room

### Condition

Good

### Security

Alarm System