

#21912

FOR SALE



## Nicosia, Lykavitos

218 m<sup>2</sup> Covered



## Description

€275,000

Two shops for sale in Nicosia city center. Retail unit situated on the ground floor of a mixed use building, is ideally located within walking distance to the University of Cyprus.

The shop was separated in 2 units of approximately 100 sq.m & 118 sq.m., which are rented with a total ROI of approximately 3.9%.

The western shop of approximately 100 sq.m. is rented to a coffeeshop company for 15 years, until 31/05/2034 with rental increases, and consists of an open plan area for customers and service, 2 toilets for men and women, a support room for staff, an office area/storage room and exterior sitting area.

The eastern shop of approximately 118 sq.m. is rented to another coffeeshop company for 5 years, until 31/12/2025, and consists of an open plan area and toilets.

The property falls within Zone Eβ3, with a building coefficient of 160%, coverage of 50%, and permission for 6 floors (24m) of construction.

<b>TYPE</b>	Shop
<b>COVERED</b>	218 m <sup>2</sup>
<b>PLOT</b>	1039 m <sup>2</sup>
<b>STATUS</b>	Resale
<b>ENERGY EFFICIENCY RATING</b>	
	Certificate expected
<b>YEAR OF CONSTRUCTION</b>	1979
<b>TITLE DEED</b>	Yes



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