

Ro's Have 12, 4000 Roskilde

936 m² shop for rent









Close to the city center and the motorway and close to Københavnsvej which is a good access road

Boxshop

The building is a traditional boxshop on one floor

Parking

There are several parking spaces available for customers in front of the store

Close to the train station

The property is close to Roskilde Station and various bus connections

Ro's Have 12

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.

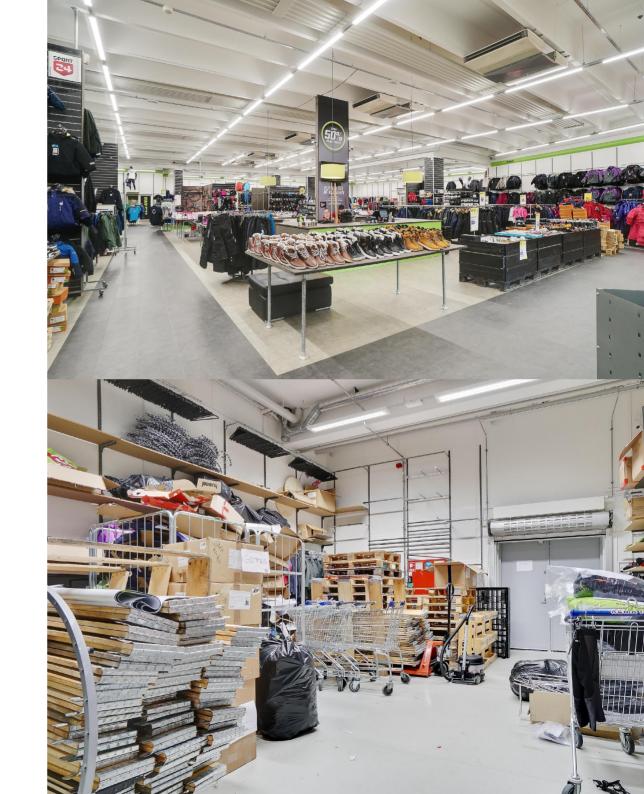
There is good accessibility both by public transport and by car.

The building

Attractive shop rental located in Ro's Have. Until recently, the premises housed Sport24.

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

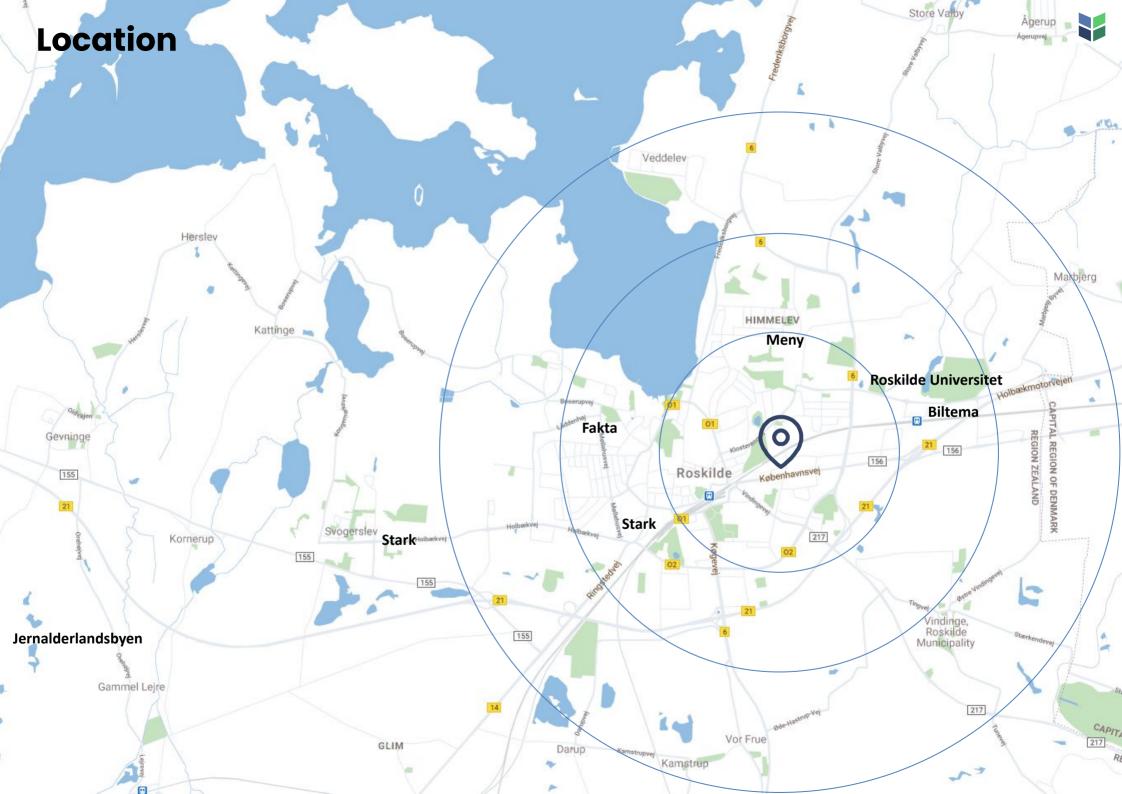
The other tenants of the property are MaxiZoo and Skousen. The neighbors include HTH, Vordingborg Køkkener and Rema 1000.



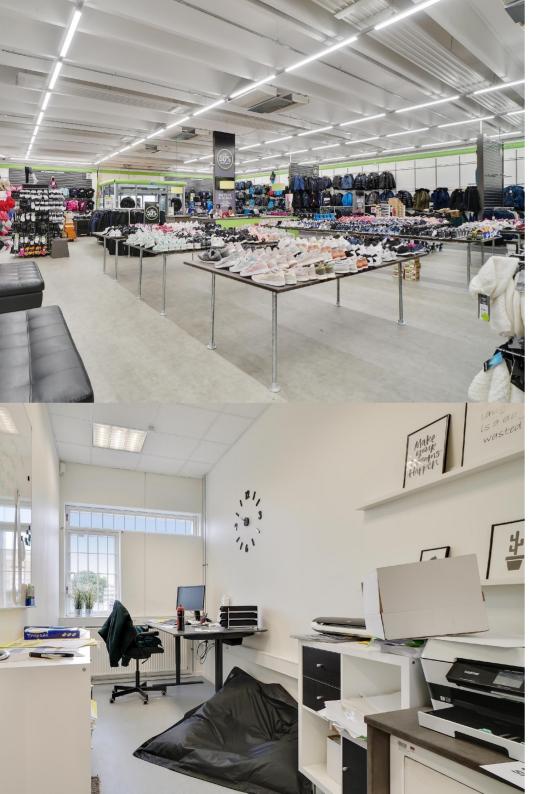
Building layout - Ground floor













Size 936 m²

Energy label B

Lease start Flexible

Yearly rent/m² DKK 1.500

Yearly rent DKK 1.404.000

A conto operating expense/m² DKK 269,50

A conto heating expense/m² DKK 77,50

Total yearly rent DKK 1.728.792

Payment Quarterly

Depositum 6 months rent

Indexation NPI, min. 3%

VAT Yes

Termination 12 months

Tenure 5 years



Contact

(+45) 33 33 93 03 marketing@sparkretail.dk

