



## Spacious commercial premises near the harbour in Mahón. Menorca.

Ref.: 93177

Spacious commercial premises with a surface area exceeding 150 m<sup>2</sup>, currently let and fitted out as a law firm office, with a lease in force until 30 September 2026, with no expectation of extension or renewal. The property is in excellent condition and is arranged as a large reception area, two independent offices, and a meeting room, making it particularly suitable for professional activities. It also features a separate shower area and independent WC. Due to its layout and characteristics, it represents an ideal option for professional offices, consultancies, clinics, coworking spaces, or other technical or business-related activities. Potential for change of use to residential, subject to compliance with current regulations and the obtaining of the relevant administrative authorisations. An excellent investment opportunity.



Price: **280.000 €**

	Cons.	Emis.
A		
B		
C	75.2	22.1
D		
E		
F		
G		

The information provided has been supplied by third parties for informational purposes only and is deemed to be correct. However, it may be subject to errors, price changes, and withdrawal from the market without prior notice.

\*The stated prices do not include applicable VAT or Property Transfer Tax (ITP), nor notary and land registry fees.

\*\*In the case of new developments, the applicable taxes will be 10% VAT + 1.5% Stamp Duty (AID), in addition to notary and land



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🇪🇸 **Disponemos de más fotografías de la propiedad. Contáctenos para más información.**

🇬🇧 **We have more photographs of this property. Please contact us for more information.**

🇫🇷 **Nous avons plus de photos de cette propriété. Contactez nous pour plus d'informations.**

**NUESTRAS OFICINAS:**

<b>MAHÓN</b> Carrer Nou, 14-16 (+34) 971 35 04 05	<b>CIUTADELLA</b> Aving. Compañeros, 72 (+34) 971 48 22 00	<b>MERCADAL</b> Aving. Vis Rorria, 9 (+34) 971 154 168	<b>SANT LLUÍS</b> Aving. De Sa Pau, 65 (+34) 971 150 083	<b>CALA MILLOR</b> Aving. San Boni Torrens, 4 (+34) 971 587 507
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