



University of Cyprus (Old Campus)

Kallipoleos Avenue

## Retail Unit in Kallipoleos

### Avenue Nicosia

Nicosia, University-Of-Cyprus-Agios-Konstantinos-1057 , Cyprus

**Offered at:** €275,000

**Estate ID:** 32777

**Ref:** al1479









Available from: **2024-04-23**



Offered at: **275,000**



Type: **Space**

Retail unit situated on the ground floor of a mixed use building, is ideally located within walking distance to the University of Cyprus, in Kallipoleos Avenue, Nicosia. 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...

## Estate on map:





