

## Local Commercial à vendre dans Rute, Córdoba

59.900€



Unique Opportunity in Rute! Commercial Premises with History and Unlimited Potential

Are you looking for commercial premises with character, history, and an unbeatable location in Rute? Look no further! This iconic premises, known as "La Española", offers you 270 sq m of built space on a 135 sq m plot to give free rein to your entrepreneurial vision.

A Place with Soul and Tradition:

This premises is not just a physical space, it's part of Rute's history. It's where the first commercial brand "Anís la Española" was born in the mid-20th century, leaving an indelible mark on the local tradition. Subsequently, it housed a factory and plumbing supply store, demonstrating its versatility and adaptability to different businesses.

Smart Distribution for Your Business:

The premises are distributed over three floors, offering a wide range of possibilities:

**Ground Floor (Workshop):** An open-plan space ideal for a showroom, sales area, or even a creative workshop.

Different storage areas are accessed from here.

**First Floor (Attic):** A versatile space that can be used as offices, a meeting room, or even a self-contained apartment.

**Basement (Warehouse):** A large storage space with direct access from the ground floor and a rear door that facilitates loading and unloading.








Strategic Location for Success:

Situated on the Main Avenue of Rute, this premises enjoys exceptional visibility and a high flow of pedestrians and vehicles. In addition, it has a strategic location connecting Rute with important towns like Lucena, Priego de Córdoba, Iznájar, and the A-45 Motorway.

Smart Investment with a Future:

Surface Area: 270 sq m of built space on a 135 sq m plot.

Condition: To be refurbished, allowing you to completely adapt it to your needs and tastes.

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|--|---|--|
|  0 chambres                              |  0 salles de bains |  270m <sup>2</sup> Taille de construction |
|  135m <sup>2</sup> Taille de la parcelle |  Piscine           |  Storage room                             |
|  Attic                                   |   |  |