

# Beach Road facing shop for F&B outlet

AED 202,750 - ID: LC-JUM-OF-0418-02 - Jumeirah Jumeirah Beach Road - Retail Shop/Showroom/Restaurant



## BUA 811 Sq Feet Beach Road facing shop for F&B outlet

Plot Size	811 sq ft
Living Area	811 sq ft
Available From	3-May-2018
Price/Area	130 sq ft
Posting Date	03/05/2018
View	Mall

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A restaurant space up for lease, the previous tenant had to vacate due to personal reasons, MEP, exhaust system everything is in place.

Jumeirah is primarily a residential area with pops of commercial projects coming up in the locality. One of the main concerns for any business is the footfall that visits the complex, this particular plaza has tenants like Starbucks, fitness first etc one of the main tenants is the famous Iraqi restaurant of Jumeirah that has to tie up with tourism companies to bring their guests over for meals which eventually ensures that there is a steady footfall. The complex also hosts a children's nursery which in turn can attract businesses that are targeted towards young parents or toddlers etc.

Jumeirah beach road has become part of the urban development taking place along the coast, with Jumeirah park at a walking distance there is always traffic of people looking for amenities, guests from four seasons Jumeirah are also a target audience for businesses in that location.

Jumeirah stretches along the coast south of the city's historic district to the junction with The Palm Jumeirah and finishes around the southern end of the Jumeirah Beach Residence (adjacent to the Dubai Marina district) and the port facilities at Jebel Ali.

The adjacent districts to the beach include Jumeirah (1, 2, and 3), Umm Suqeim (1, 2, and 3), and Al Sufouh, though colloquially, this entire string of neighbourhoods and districts from the southern edge of Karama to the terminus of the Palm Jumeirah at Knowledge Village is sometimes referred to as the "Jumeirah Beach Road" area.

The beach and its frontage feature large hotels, resorts, and housing developments, including the Burj Al Arab (Arab Tower) hotel, Wild Wadi Water Park, Jumeirah Beach Hotel, and the old-style Madinat Jumeirah, a hotel, and shopping complex.

**Unit Features:**

- 811 sq feet
- Parking for guests
- 24/7 security
- Water supply
- Fitted out
- MEP
- Exhaust pipes
- Water supply

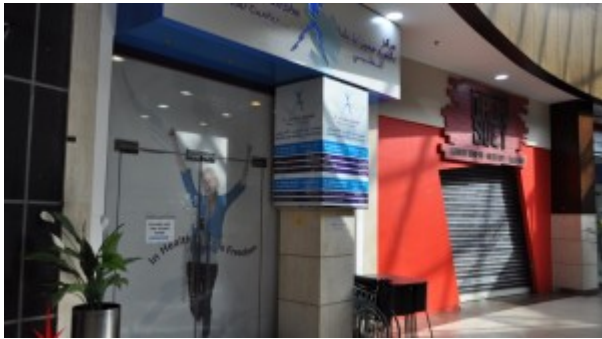
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**RERA Permit No. 18950**

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