



## BRIGHT COMMERCIAL PREMISES WITH WINDOW

Professional sale

2 600 000 €

<i>Product type</i> <b>Office</b>	<i>Num rooms</i> <b>5 rooms</b>
<i>Building</i> <b>Le Michelangelo</b>	<i>District</i> <b>Fontvieille</b>
<i>Living area</i> <b>85 m<sup>2</sup></b>	<i>Floor</i> <b>Ground floor</b>
<i>Condition</i> <b>Very good condition</b>	<i>View</i> <b>Port of Fontvieille</b>
<i>Ref.</i> <b>AG-04</b>	

Bright premises with a large window and double access, consisting of a spacious main room, two side rooms at the back, a laundry room, a storage space, a toilet and a large storage cupboard.

Currently rented for a hairdressing activity at a monthly rent of €4,814.77 under a 3-6-9 commercial lease, this property is immediately profitable with a lease in effect until 30/09/2026.

This property consists of: 1 main room, 2 secondary rooms, 1 laundry room, 1 storage room, 1 toilet

