



## SPACIOUS COMMERCIAL PREMISES - LEASEHOLD - VILLA SAID

Professional sale

Co-exclusive

1 000 000 €

<i>Product type</i> <b>Transfers of lease rights</b>	<i>Building</i> <b>Villa Said</b>
<i>District</i> <b>Carré d'Or</b>	<i>Living area</i> <b>100 m<sup>2</sup></b>
<i>Floor</i> <b>Ground floor</b>	<i>Ref.</i> <b>V-236</b>

Commercial space of 100m<sup>2</sup> in the heart of the Carré d'Or with display windows, offering high visibility and a strategic location.

Located in a beautiful bourgeois building, this professional space of approximately 100 m<sup>2</sup> offers excellent visibility in the heart of a very attractive neighborhood. The property also includes a small storage room on the mezzanine with toilets. Large display windows provide optimal visibility for this premises, which is suitable for any commercial activity except food-related businesses. It consists of two equally sized units that have been combined, and each has its own separate lease, both of which are available for transfer.

The first part is offered at €8,000 per month, excluding charges.

The second part is currently rented at €4,856 per month, excluding charges. The new rent amount will be determined based on the activity conducted.

It is possible to separate the premises again.



