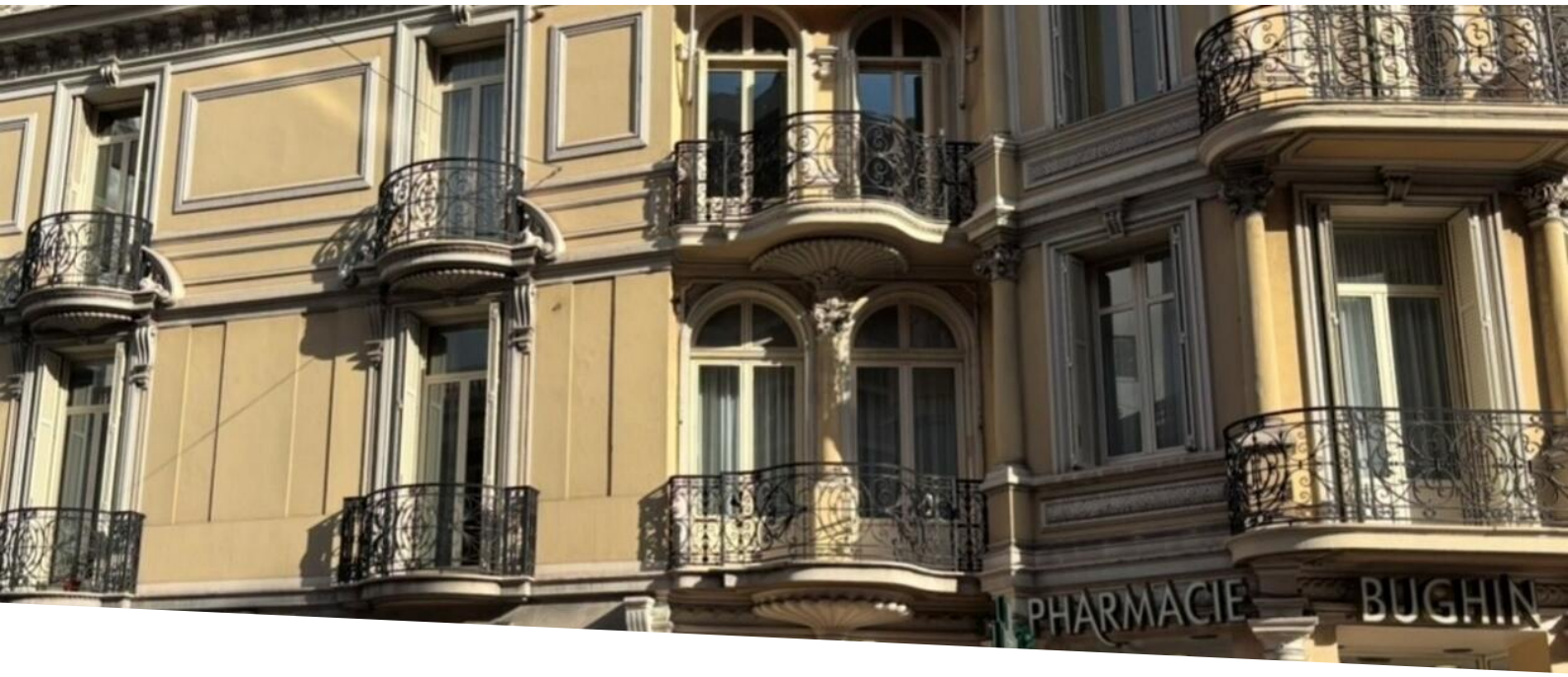
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SPACIOUS COMMERCIAL PREMISES - LEASEHOLD - VILLA SAID

Professional sale — Co-exclusive — 1 000 000 €

Product type **Transfers of lease rights**	*Building* **Villa Said**
District **Carré d'Or**	*Living area* **100 m²**
Floor **Ground floor**	*Ref.* **V-236**

Commercial space of 100m² 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 m² 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.

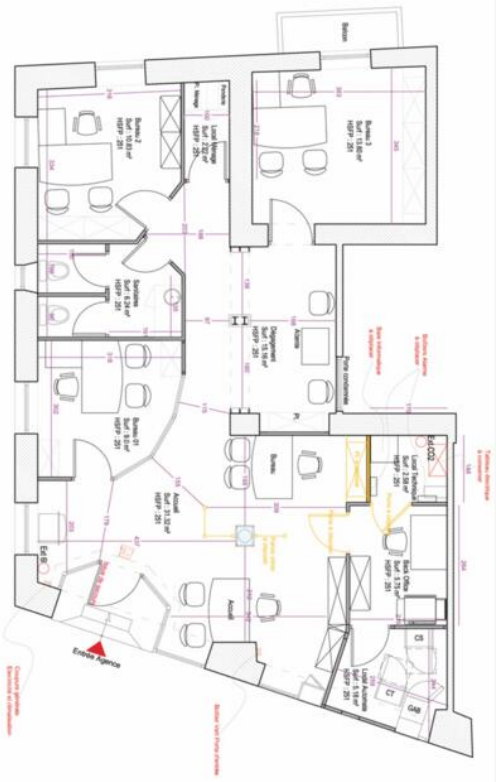
The first part is offered at €8,000 per month, excluding charges.

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.

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

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