



## For Sale – Leasehold Rights in Cannes Prime Commercial Premise

Professional sale

195 000 €

|                                                                                 |                                                    |                          |                                           |
|---------------------------------------------------------------------------------|----------------------------------------------------|--------------------------|-------------------------------------------|
| Product type<br><b>Transfers of lease<br/>rights</b><br>Exposure<br><b>West</b> | City<br><b>Cannes</b><br><br>Ref.<br><b>C00065</b> | Country<br><b>France</b> | Living area<br><b>77,54 m<sup>2</sup></b> |
|---------------------------------------------------------------------------------|----------------------------------------------------|--------------------------|-------------------------------------------|

Magrey & Sons Retail is offering for sale a commercial leasehold interest (droit au bail), representing an excellent opportunity to establish a business in the heart of Cannes. Ideally located in a sought-after and dynamic area, these commercial premises benefit from excellent visibility and a strong retail environment.

Offering a total surface area of approximately 77 sqm, the premises are arranged over two levels: a sales area of approximately 42.48 sqm featuring an impressive ceiling height of approximately 5.60 m, together with a mezzanine of approximately 35.26 sqm, providing generous volume and strong layout potential.

The unit also benefits from a large display window located within a reception entrance area, enhancing visibility and storefront appeal.

### Key Features:

- Prime and highly sought-after location
- Total surface area of approximately 77 sqm
- Impressive ceiling height of approximately 5.60 m
- Large display window with reception entrance area
- All business activities permitted, except those generating noise or odor nuisances, such as bars, nightclubs, fishmongers, cheese shops, or dry cleaners (non-exhaustive list)



- Possibility to operate a light food service activity (without extraction system)
- Commercial lease 3/6/9

Rent: euros2,900 excl. VAT / month

Leasehold price: euros243,000 agency fees included

For further information or to arrange a viewing, please do not hesitate to contact us.

