

226 000 €

Contact agency

à la bonne porte

19 cours mirabeau

13100 Aix-en-Provence

06 28 91 23 58 / o.buyse@alabonneporte.fr

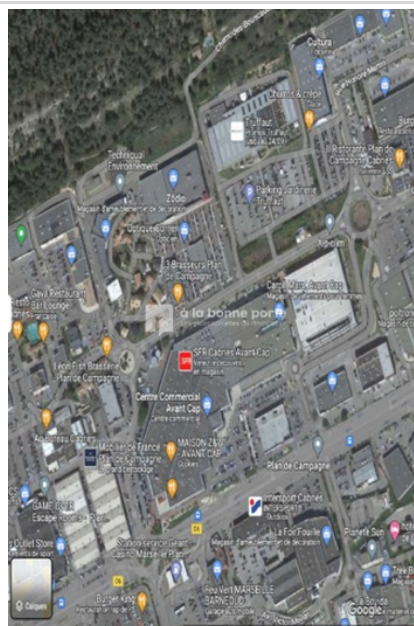
Professional

Surface : 244 m²

General condition : GOOD

Features :

Bared gate, Metal curtain, Chambre froide,
Air-conditioner, outdoor parking



279 Cabriès

Transfer of a leasehold right for a business with a total surface area of 244 m² and a surface area accessible to the public of 186 m² excluding catering Premises delivered as is with the presence of a cold room of approximately 15 m² and a PMR toilet Annual rent: €50,000 excluding VAT and charges Annual rent per m² 204.9€ excluding VAT excluding charges /m² Lease renewed on 03/11/2024 Security deposit: 2 months' rent excluding VAT and charges Given the rent guaranteed for 9 years and the average price per m² practiced in the Plan de Campagne area, i.e. €300, the amount of the leasehold rights would be absorbed in approximately 8 years. I am at your disposal to tell you more and provide you with all the information, agent at the right door, no. 983 321 191 RSAC Aix-en-Provence. Information on the risks to which this property is exposed is available on the Géorisques website: <https://www.georisques.gouv.fr>

Document non contractuel

05/02/2025 - Prix T.T.C