



Commercial premises

ANGERS (49)

200 000 €



42 m²



3 pièce(s)

PROPERTY DESCRIPTION

charming commercial premises ideally located on a shopping street in the city of Angers, close to the Catholic university, higher education school, middle school, high school. public parking 50 meters away, tram station 100 m away, bus stop, TGV station 10 minutes away on foot. good pedestrian flow. commercial premises of 42m2 with window of 3 linear meters, double glazing, store on the ground floor of approximately 20 m2 plus WC in the basement: reserve workshop with water point (insulated, tiled and VMC) rent with commercial lease of 15,600th annual not rental charges. no major work required. Sold empty of tenant. ideal for investors with a profitability ratio of 8.43% or 371.43e/m2 of rental income. or for an installation project, wide choice of possible activities. A T2 apartment of 38.18 m2 (kitchen entrance, living room, bathroom-WC, bedroom), located on the 1st floor of the building which can also be sold with the premises. (annual rental income: approximately 7200e.HT/HC



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Agent

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ANGERS

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Les honoraires d'agence sont à la charge de l'acquéreur, soit 8,11% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!

LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 840230

Property type Commercial premises

Year of construction 1900

Exposure East

COMPOSITION

Number of rooms 3

APPENDIX

Videophone Non

SURFACES

Living space 42 m²



CAPIFRANCE
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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle