



Commercial premises

LE MANS (72)

121 000 €



88 m²



3 pièce(s)

PROPERTY DESCRIPTION

commercial premises of 70 m2 with a fitted basement of 20 m2, ideally located on the incoming axis, south, of the city of Le Mans, exhibition park district. local shopping environment, national food brand, public services, street parking spaces and free public parking nearby. premises located on the ground floor of a building from the 1950s, well maintained, street corner with good visibility, reversible air conditioning, basement with access from the ground floor. premises currently occupied by a hairdressing salon, lease renewed in 2024: annual rental income of 10800e excluding tax/HC property tax payable by tenant: 757e, no rental charges. rental income /m2: 122.72nd annual. possibility of purchasing commercial premises and business assets (more information on request). great investment opportunity Les honoraires d'agence sont à la charge de l'acquéreur, soit 10,00% 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](http://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!



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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 843907

Property type Commercial premises

Year of construction 1950

Exposure West

SURFACES

Living space 88 m²

COMPOSITION

Number of rooms 3

APPENDIX

Videophone Non

SERVICES

Air conditioning Yes



CAPIFRANCE
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SAS au capital de 100.000 euros

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