



## Commercial premises

ARRAS (62)

**64 400 €\***

\* Agency fees to be paid by the seller



910 m<sup>2</sup>



1 pièce(s)

### PROPERTY DESCRIPTION

Rare opportunity!!! Between Arras and Doullens, this commercial premises of approximately 900 m2 benefits from 35 m of windows (protected by electric metal shutters) on a busy route (10,000 vehicles/day). It consists of a showroom of approximately 400 m2, a warehouse of approximately 450 m2 (heavy goods vehicle accessible) and a T3 staff accommodation of approximately 60 m2. In addition, it benefits from ample parking (25 vehicles) and a garden at the rear of the building. The establishment is fully up to standard: electricity, fire safety, panic doors, PRM accessibility, sanitation, etc. This solo building (from 1976) can be used for a multitude of uses: commercial premises for any activity, craftsman with showroom, restaurant, bar, reception room, performance hall, sports hall, logistics warehouse, etc. It is sold over the counter: payment of a cash payment of €64,400 then a monthly payment of €1,353 € for 8 years. Not to miss !!! Les honoraires sont à la charge du vendeur.

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!



**Grégory  
BETENCOURT**

**WAILLY (62217)**

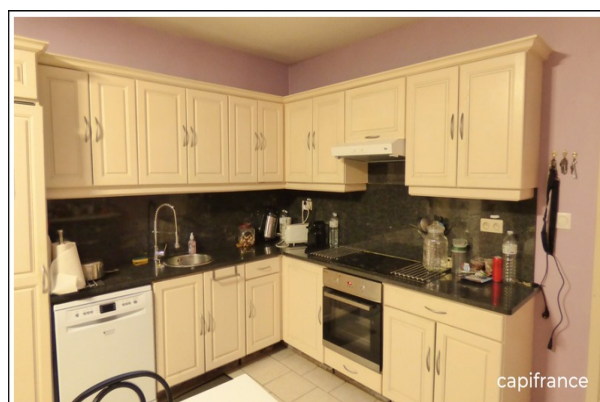
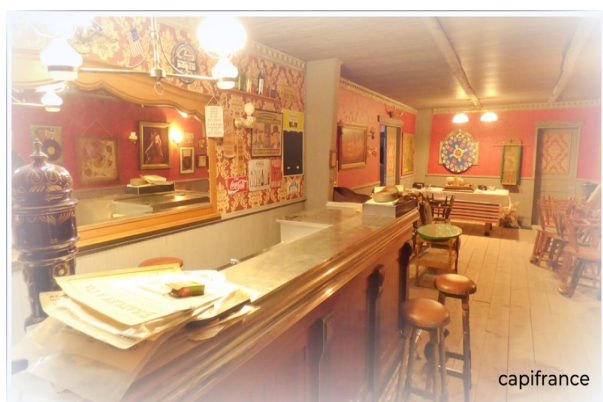
Agent

RSAC : 953 596 913 00012

Courts service city : ARRAS

**(+33)6 15 17 02 54**

## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 856116

Property type ..... Commercial premises

Year of construction ..... 1976

### SURFACES

Living space ..... 910 m<sup>2</sup>

Land surface ..... 2370 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 1

### APPENDIX

Parking ..... extérieur

Parking space ..... 25

Videophone ..... Non



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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