



## Commercial premises

CANNES (06)

**86 000 €\***

\* Agency fees to be paid by the seller



60 m<sup>2</sup>



2 pièce(s)

## PROPERTY DESCRIPTION

To be sold, lease right for a "all-business" boutique, ideally located in the popular area of downtown Cannes, "Banana" sector.

Key characteristics:

Location number 1, ideal for any type of business, with the exception of catering

Total surface area of 60m2 Monthly rent of €1,500 + €80 charges

Composition: 47m2 shop, 10m2 reserve, 4 linear meter display window offering excellent visibility, WC Lease renewed for 9 years at the same rental conditions This rare opportunity offers an environment conducive to commercial development, benefiting from a large number of tourists and a dynamic local clientele. Privileged location: The premises are located in the heart of Cannes, in the most lively and sought-after area, offering optimal accessibility and incomparable visibility for your activity. Conditions of transfer: The lease will be transferred under the best conditions, offering stability and growth potential to your business. To be seized quickly: Don't miss this unique opportunity to set up your business in a prime location in the heart of Cannes. Contact us today for more information and to schedule a visit. Fees are the responsibility of the seller.

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 ..... 856130

Property type ..... Commercial premises

Exposure ..... South

### SURFACES

Living space ..... 60 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 10

Condominium fees ..... 83 €/mois

Share of expenses ..... 1 000 €

### COMPOSITION

Number of rooms ..... 2

### APPENDIX

Parking space ..... 0

Videophone ..... Non

### SERVICES

Air conditioning ..... Yes



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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