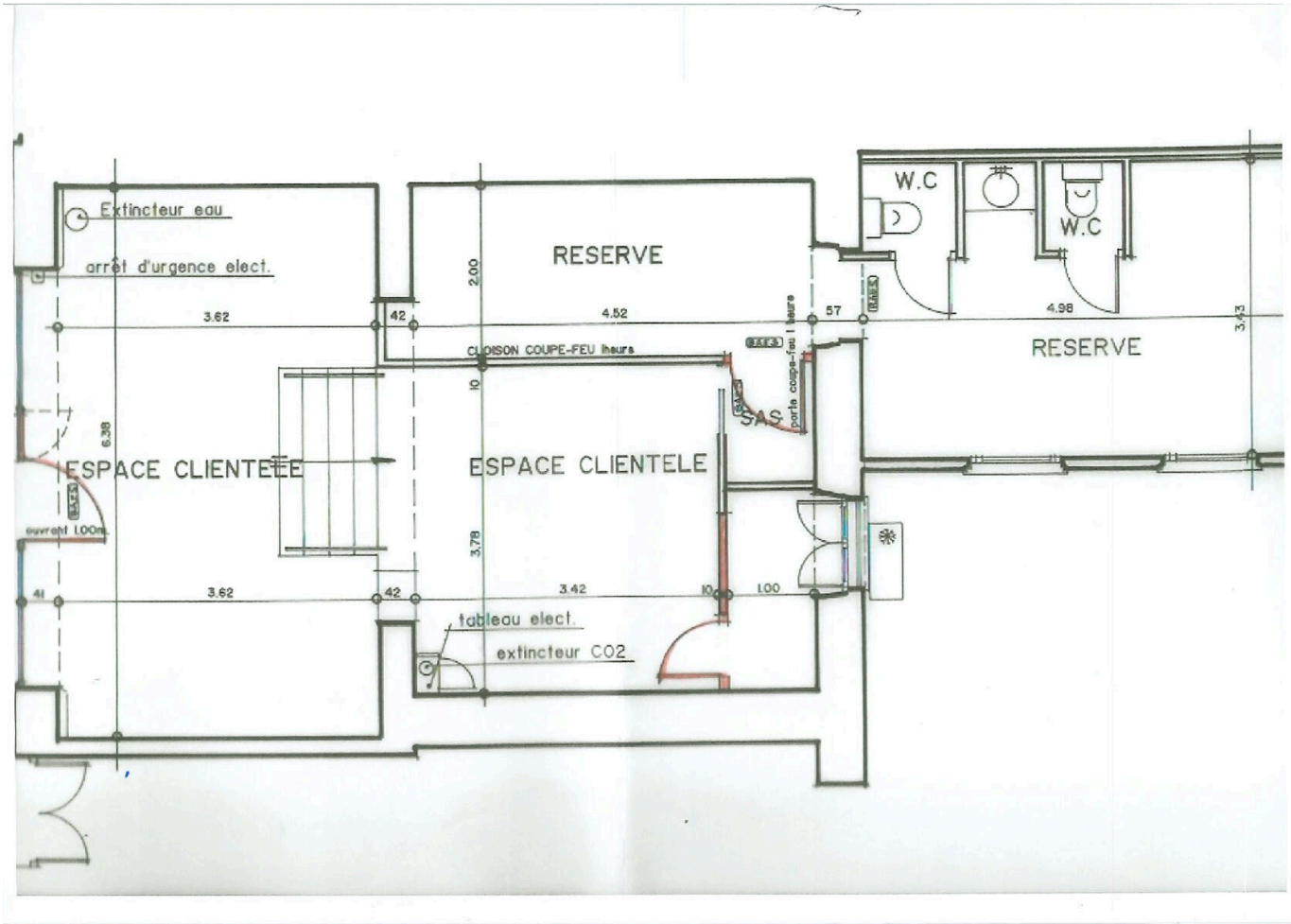
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Lease Assignment in the Condamine District with Excellent Visibility!

In the heart of the Condamine district, just a few steps from the port, a very fine commercial premises with large display windows. Exceptional visibility for this generous-sized unit with impressive ceiling height.

The premises currently operate as a business encompassing "furniture and painting restoration, picture framing, the manufacture, purchase and sale of all artisanal objects, decorative art furniture, chair caning and re-rushing, adhesive bonding, as well as the lamination of all documents".

The current rent is €4,400 + €100 in service charges.

In the event of a change of activity, the new rent will be €5,300/month + €100 in service charges and an indemnity of 12% of the sale price.

Type	Cessions de droit au bail
Living area	70 sqm
Total area	70 sqm
Reference	**v1610202501**
Price	**800.000 €**

In addition to the purchase price: Agency fees 3%+VAT - Notary fees 6.25%

This document is not part of any offer or contract. All measurements, surfaces and distances are approximate. Descriptions and plans are provided for information purposes only and their accuracy is not guaranteed. Photographs show only certain parts of the property. The offer is valid except in case of sale, withdrawal, price change or other conditions, without prior notice.