



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%



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