

159 000 €

Contact agency  
AGV GARELLI immobilier

8, Place d'Armes

83000 Toulon

04 94 92 96 96 / agvimmo@gmail.com

Professional

Surface : 90 m²

Year of construction : 1928

General condition : GOOD

Energy class (dpe) : G

Emission of greenhouse gases (ges) : D



1802 Hyères

#### LOCATION NO. 1 - NEAR HYÈRES STATION EXCELLENT CONDITION

Founded in 1928, this butcher's, delicatessen and caterer's business, located on a shopping street in Hyères, has a great family reputation and includes a 35.25 m² sales area with a cutting room and cold room for white meats. Annexes with a surface area of 45.56m² overlooking an interior courtyard with toilet, shelters, storage, cupboards, large freezer, a manufacturing laboratory with numerous maintained and checked machines (mincer, saw, pasta and ravioli machines, oven, piano, etc.) and a 2nd cold room for red meats. Basement cellar of 16.50m² Air conditioning Easy parking Very good condition Rent: €1,748.07/month including charges Three-year lease ending in October 2033 For any inquiries, please contact Cyril at 06.10.34.79.99 The risks to which this property may be exposed are available on [www.géorisques.gouv.fr](http://www.géorisques.gouv.fr) "In accordance with regulations, you will be asked to provide proof of identity to organize the visit."

Document non contractuel

04/07/2025 - Prix T.T.C

