

## Price on request

### Contact agency

#### Nagep Immobilier Transactions

26 place Saint James

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### Professional

Surface : 50 m<sup>2</sup>

General condition : NEW

### Features :

Metal curtain, Air-conditioner



## 141NA Vichy

Don't miss out! Transfer of lease rights for a commercial space perfectly located in the heart of Vichy and fully renovated in April 2025. It offers an area of 50m<sup>2</sup>.

Upstairs, there is 55m<sup>2</sup> divided into an office, storage, and a room that can be used as a small studio, relaxation corner, or additional sales area. Reversible air conditioning, automatic door with electric roller shutter, alarm and cameras, wheelchair accessible. Annual rent including charges €12,701.76 excluding tax. No property tax. A must-see opportunity—don't wait! For more information, contact Christine "El" at 06 11 07 68 93. Information on the risks to which this property is exposed is available on the Géorisques website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Document non contractuel

12/01/2026 - Prix T.T.C