

Price on request

Contact agency

M Developpement

3 Cours Mirabeau

13100 Aix en Provence

06 38 53 29 47 /

melvil.groscolas@groupech.fr

Professional commercial

Surface : 128 m²

Features :

Goods-lift, Apartment building, AIR

CONDITIONING, disabled access



Commercial 22012026 Aix-en-Provence

Commercial space for lease – Prime location – 1 rue d'Italie / Cours Mirabeau A landmark address in downtown Aix en Provence, at 1 rue d'Italie, this restaurant was fully renovated in June 2024, is available immediately, and requires no additional work. Property description: Restaurant with a total area of 128 m², spread over three levels, featuring a lovely street-facing terrace. • Ground floor: 51 m² • First floor: 52 m², open to customers • Basement: 25 m² • Terrace: 23 m² on rue d'Italie • Frontage: 8-meter linear facade Facilities and features: • Existing 400 extraction system • Fully equipped kitchen on the first floor • Pass-through between the kitchen (first floor) and ground floor • Air conditioning • Liquor license IV included • Completely renovated in June 2024 • No work needed • Delivery condition to be agreed with tenant Financial terms: • Direct from owner • Immediate availability • Annual rent: Please inquire • Entry fee: To be anticipated • Annual charges (excl. VAT): €1,350 • Annual property tax: €1,200 Contact: Nicolas de Montessus - 06 45 05 88 43

Document non contractuel

