## 196 000 €

Contact agency à la bonne porte

19 cours mirabeau 13100 Aix-en-Provence 06 28 91 23 58 / o.buyse@alabonneporte.fr

Professional Surface : 244 m<sup>2</sup>

General condition: GOOD

Features:

Bared gate, Metal curtain, Chambre froise, Air-conditioner, outdoor parking



## 279 Cabriès

Transfer of a leasehold right for a business with a total surface area of 244 m² and a surface area accessible to the public of 186 m² excluding catering Premises delivered as is with the presence of a cold room of approximately 15 m² and a PMR toilet Annual rent: €50,000 excluding VAT and charges Annual rent per m2 204.9€ excluding VAT excluding charges /m² Lease renewed on 03/11/2024 Security deposit: 2 months ' rent excluding VAT and charges Given the rent guaranteed for 9 years and the average price per m² practiced in the Plan de Campagne area, i.e. €300, the amount of the leasehold rights would be absorbed in approximately 8 years. I am at your disposal to tell you more and provide you with all the information, agent at the right door, no. 983 321 191 RSAC Aix-en-Provence. Information on the risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr

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