

Price on request

Contact agency

Agence Coulange

11, Bld Anatole France

13600 La Ciotat

04 42 83 14 14 / info@agencecoulange.com

Professional

Surface : 49 m²

General condition : renovated

Features :

Metal curtain, TERRACE, Air-conditioner

Energy class (dpe) : G

Emission of greenhouse gases (ges) : C



135 Lyon

FOR SALE – Commercial Space with High Potential and Low Rent – Lyon 5th District Rare and sought-after location, situated in a lively commercial and residential area. Commercial space perfectly suited for catering, meal preparation and delivery, cooking workshops, event planning, or any other commercial or artisanal activity. The lease offers great operational flexibility, opening the door to numerous development opportunities. Commercial Lease Details Start date: May 10, 2022 End date: May 9, 2031 Three-year renewal dates: May 10, 2025 and May 10, 2028 Permitted activities: Catering, meal delivery, cooking workshops, event planning, food trading, grocery store, or any other activity Use: Commercial INSEE Index of Commercial Rents (ILC) – Q4 2021: 118.59 Financial Conditions Annual rent excluding VAT: €6,420 (i.e., €535 excluding VAT / month) Annual rent including VAT: €7,704 Annual charges (provision): €300 Annual cold water provision: €30 Property tax (provision): €504 Security deposit: €535 Advantages Strategic location – immediate proximity to the funicular and Saint-Just center Recent lease (2022) with clear three-year renewal dates Multiple permitted activities – excellent profitability potential Low rent for the area A rare opportunity in the area, ideal for an artisan, caterer, or entrepreneur seeking to establish themselves in a historic and vibrant neighborhood of Lyon. For any information or to arrange a visit, please contact Victor HERAIL directly at 07.70.07.41.11

Document non contractuel

04/11/2025 - Prix T.T.C