

AGENCE COULANGE

DEPUIS 1974

97 000 €

Occupational

Surface : 49 m²

General condition : renovated

Amenities :

Rideau métallique, Terrasse, Climatiseur



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:...

Energy class (dpe) : G - Emission of greenhouse gases (ges) : C
Document non contractuel - 03/11/2025

TRANSACTION - LOCATION – GESTION

WWW.AGENCECOULANGE.COM

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28 Rue de la République - 83270 SAINT CYR SUR MER - 04 94 32 36 51

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SAS L'IMMOBILIER A LA CIOTAT : Au capital de 105.250,80 € Siret 417 660 180 23 R.C.S. Marseille B 417 660 180