

23 000 €

Occupational

Surface : 38 m²

Year of construction : 1944

View : Citadine

General condition : to renovate

Features :

metal curtain



8799-1 Nice

For sale WALLS: 25 rue Vernier (NICE), in a beautiful renovated building. - All businesses except olfactory and noise nuisances (according to: co-ownership regulations). - Commercial premises of 38 m² (approx. 7.15 mx 5.60 m) located in town, between Gambetta and Malausséna (tram line 1). - No loss of space (premises are rather square in shape). - Possibility of creating mezzanines, as ceiling height exceeds 3.60 m. - 2 display cases + 1 glass door representing a total linear length of 5 m. - Low property tax: €590/year. - Low charges; €76/month. - Stairwell renovation voted and paid for. - Facade renovation voted and paid for. - Electricity redone to standards. - 1 toilet with a washbasin. - Can be rented between €650/month and €800/month excluding charges. Good average rental yield of around 5.2% and 6.4% gross. Available immediately!

Document non contractuel
22/10/2024 - Prix T.T.C



3 AGENCES A VOTRE SERVICE - Téléphone 04 97 22 24 83 - Siège : 30 rue Mgr A.Daumas - 06300 Nice
7 Quai du vieux port - 06 230 Saint Jean Cap Ferrat / Montohan 22480 Canihuel

Document non contractuel - Barème de prix disponible sur notre site internet

SIRENT 51396597000025 - SARL capital 15 000€ - CPI 0605 2018 000 034 099 Délivrée par la CCI NICE COTE DAZUR - LLOYD'S G.F. LEGA
104317 : 110 000€ - RCP LEG 103904