

3 499 €

Occupational

Surface : 100 m<sup>2</sup>

View : Panorama urbain

General condition : good

Features :

air-conditioner



8748-29 Nice

DESCRIPTION NICE OLD TOWN COMMERCIAL PREMISES, location N°1, ideally located on a very popular and very busy axis of Nice. In the immediate vicinity of Nice's main town hall, Place Masséna, the Palais de Justice and the tramway. Excellent visibility, at street corners (rue Alexandre Mari and rue de l'Hôtel de Ville). Area: 55 m<sup>2</sup>. Window length: 16 m with 5 windows. Opposite the Corvésy car park with a free 1-hour franchise and 4 public car parks in the surrounding area, within a radius of 100 to 200 m. RIGHT TO LEASE: €350,000 net seller LEASE: NEW All shops except nuisances Quarterly rent: €6,000 (including charges), not subject to VAT Property taxes payable by the lessee (€887 in 2020) PS: There are no agency fees and the ATM can be changed to a doorstep or by adjusting the rent (To be negotiated). Lessor: SCI SAMLANE Manager: Hertsel DAHAN Head office: 4 rue Alexandre Mari 06300 NICE For all practical purposes, you will find attached a plan as well as some interior photos. Please confirm receipt of this email. Cordially.

Document non contractuel  
02/01/2025 - Prix T.T.C



**3 AGENCES A VOTRE SERVICE - Téléphone 04 97 22 24 83 - Siège : 30 rue Mgr A.Daumas - 06300 Nice**  
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