



# AGENCE des BAOUS

LE SOLEIL, LA MER, LA VIGNE ET L'OLIVIER

AGENCE DE LA GAUDE

04 93 59 00 00

www.agencedesbaous.com

3 agences La Gaude, Vence & St-Jeannet

2 740 € / month

Occupational local commercial

Surface : 97 m<sup>2</sup>

Exposition : Sud

Features :

apartment building, Accès handicapé



## Local commercial 300 Saint-Jeannet

In the heart of the Peyron shopping district in St Jeannet, premises on the ground floor of a building, approximately 110 m<sup>2</sup> as well as a 30 m<sup>2</sup> cellar for archiving. All activities possible, except those causing nuisances as well as catering. 9-year commercial lease. Rent: €2,600 - Provisions for charges: €140 (cold water, hot water and central heating with boiler maintenance and maintenance of the parking lot / customers). Provisions for Property Tax: €85 - Security deposit: €5,200 (2 months' rent excluding charges). Rental fees: €6,240 (2 months' rent excluding charges + VAT 20%). Available immediately.

Document non contractuel - 23/10/2024



Agence des Baous - 216, Route de Saint-Jeannet - 06610 La Gaude

Tél. +33 (0)4 93 59 00 00 - lagaude@agencedesbaous.com - www.agencedesbaous.com

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