

EXCLUSIVITÉS

FONDS DE COMMERCE

LEGGETT
— IMMOBILIER —

PARIS 75008, STEPS AWAY FROM MADELEINE CATHEDRAL, LEASEHOLD RIGHT FOR THIS COMMERCIAL UNIT, OFFERING 21M2, WITH 1.8M SHOP FRONT ON BUSY BOULEVARD SIDE, AT THE HEART OF A SUPERBLY MAINTAINED BUILDING IDEALLY LOCATED IN THE COVETED MADELAINE AREA

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DESCRIPTION

Paris 75008 - Madeleine - 21m2 - Steps away from Madeleine Cathedral, leasehold right for this shop front property with commercial status on the ground floor of a superb, well looked after 1875 building, close to the most famous brands shops and Fauchon Hotel and Grand Café. The 21m2 surface premises offers an undeniable potential with a street private entrance and its glazed front for a total of 1.80m linear. A wide range of commercial destinations are possible: showroom, office or start-up incubator, recording studio, training center, craftsman, in the heart of a Paris steeped in 20 centuries of history. Not licensed to serve food and drink. Rent 1550€ monthly excl. tax. Property tax of 534€/year.

PROPERTY FACT FILE

REFERENCE	I10604AMU75
PRICE	€ 1,155,000 £ 1,047,146* *agency fees to be paid by the seller
BEDROOM	0
BATHROOM	0
ACCOMMODATION	21 m ²
LAND	0 m ²
TOWN	PARIS VIII
DEPARTMENT	Paris
LOCATION	City property
TYPE	, ,
CONDITION	Excellent condition, ,
FEATURES	Business potential, Character property, Double glazing

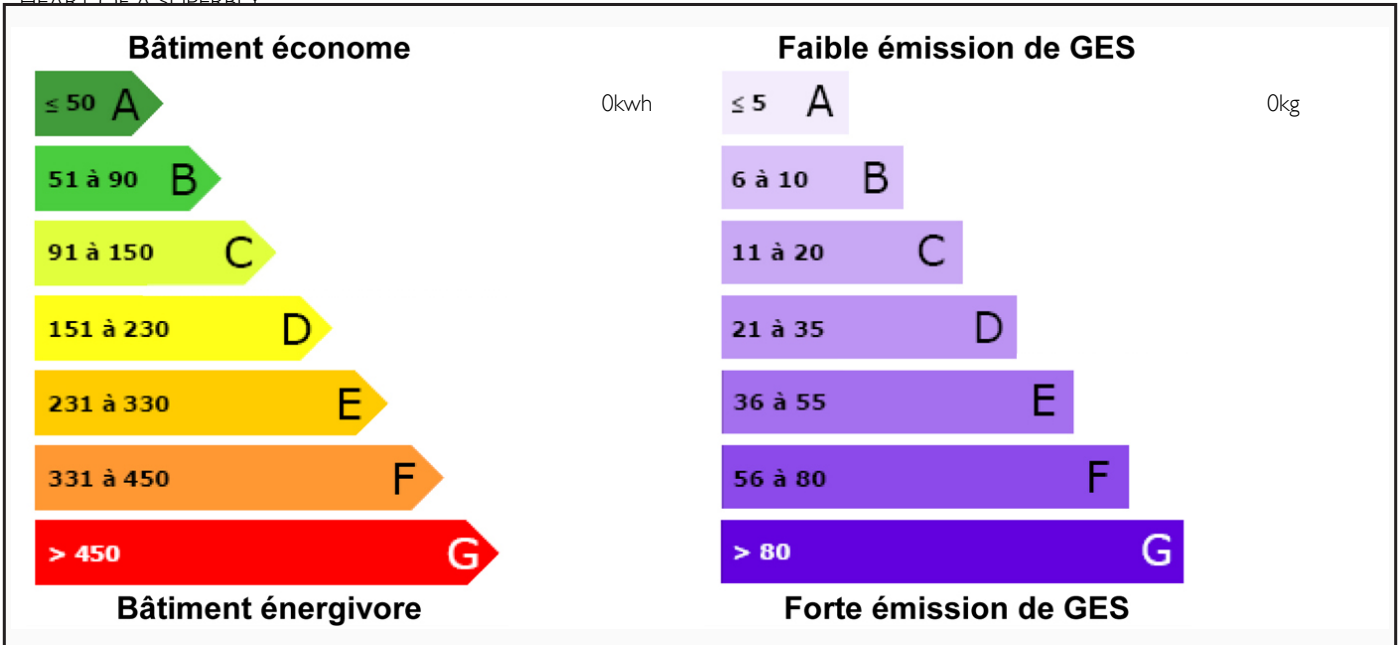
*Price based on current exchange rate which is subject to change

8th Arrondissement - Situated on the right bank of the River Seine, this upscale district is quite diverse with the famous Avenue des Champs-Élysées, offering a lots of shopping and tourists attractions, but together with the 1st, 9th, 16th and 17th arrondissement, one of Paris's main business districts. It is also the location of many places of interest, including the Arc de Triomphe, Place de la Concorde, Place de la Madeleine, Grand Palais, Pont Alexandre III (one of the most opulent bridge in the city) as well as the Élysée Palace official residence of the President of France. It also boasts the 20 acres Parc Monceau, the museums André Jacquemart and Le Petit Palais, not forgetting Le Crillon, one of the oldest Palace Hotel in Paris.

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IMPORTANT-NOTICE

Leggetts, their client and any joint agents give notice that:

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

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