

South Landes, near Capbreton/Hossegor, business for sale, prime location in the city center.



INFORMATION

Town:	Saint-Vincent-de-Tyrosse
Department:	Landes
Bed:	0
Bath:	0
Floor:	21 m²
Plot Size:	0 m²

IN BRIEF

Prime location, in the city center and quiet, just 10 minutes from Capbreton and Hossegor!

This business for sale benefits from a pleasant environment, with easy access and plenty of nearby parking for your customers.

Currently operated as a nail salon and relaxation services, this bright commercial space of 21 m², with a toilet and storage room, features a secure display window, perfect for showcasing your business.

The 3/6/9 lease, with an attractive rent of €445/month, allows for any activity (excluding food-related businesses and noisy activities).

An ideal opportunity to develop a growing wellness business, with a loyal local clientele, in a rapidly expanding area of South Landes.

ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

DESCRIPTION

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This space offers great potential for any independent entrepreneur looking to set up in a dynamic and attractive catchment area.

Signage already in place.

Don't miss this high-potential opportunity!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES