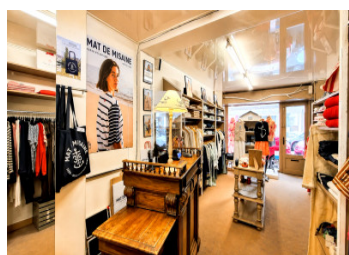
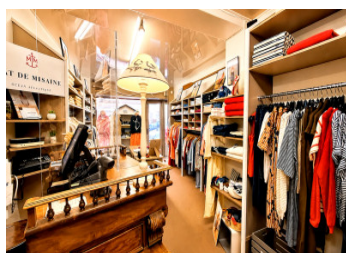


Successful Retail Business for Sale in Prime Limoges City Centre with Attractive Commercial Lease



INFORMATION

Town:	Limoges
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	32 m2
Plot Size:	0 m2



ENERGY - DPE

DPE not required.

IN BRIEF

An excellent opportunity to acquire a successful retail business in one of Limoges' most desirable shopping locations.

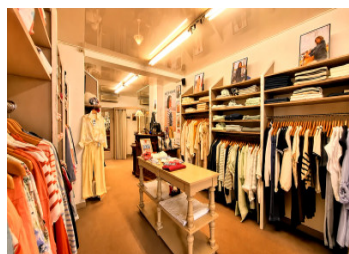
This sale concerns the business (fonds de commerce) only, allowing the new owner to benefit from an attractive existing commercial lease for this highly sought-after city centre position.

The premises offer a spacious and welcoming retail area with two fitting rooms, a generous storage room, an office with kitchenette, wash basin and a private toilet. The layout is practical and ready for immediate trading, making it suitable for a wide range of retail concepts.

Businesses in locations like this rarely become available. Whether you are looking to continue an established activity or introduce your own retail concept, this is an opportunity well worth exploring.

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

An excellent opportunity to acquire an established retail business in one of Limoges' most desirable commercial locations.

Situated in the heart of the city centre, this well-presented boutique enjoys an excellent position in a busy shopping area with strong pedestrian traffic throughout the year. Businesses in locations like this rarely become available, making this an attractive opportunity for entrepreneurs looking to establish or expand their presence in Limoges.

Please note that the sale concerns the fonds de commerce (business only). The commercial premises themselves are not included in the sale. The purchaser will benefit from taking over an existing commercial lease with an attractive monthly rent for such a sought-after city centre location.

NOTES

The premises are well laid out and ready for immediate use. They comprise:

- A spacious and welcoming retail area
- Two fitting rooms
- A generous storage room
- An office
- Kitchenette
- Wash basin
- Separate private WC

The current configuration allows a new owner to continue trading immediately while also offering flexibility for a variety of retail activities, subject to the necessary authorisations.

Whether you are looking to continue an established business, relocate an existing retail activity or introduce your own commercial concept, this property offers an excellent opportunity in a proven trading location.

The combination of an established business, attractive lease conditions and a prime city centre