



MAGREY & SONS

LUXURY REAL ESTATE

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For Sale – Leasehold Rights in Cannes Prime Commercial Premise

Professional sale

195 000 €

Product type Transfers of lease rights Exposure West	City Cannes Ref. C00065	Country France	Living area 77,54 m²
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Magrey & Sons Retail is offering for sale a commercial leasehold interest (droit au bail), representing an excellent opportunity to establish a business in the heart of Cannes. Ideally located in a sought-after and dynamic area, these commercial premises benefit from excellent visibility and a strong retail environment.

Offering a total surface area of approximately 77 sqm, the premises are arranged over two levels: a sales area of approximately 42.48 sqm featuring an impressive ceiling height of approximately 5.60 m, together with a mezzanine of approximately 35.26 sqm, providing generous volume and strong layout potential.

The unit also benefits from a large display window located within a reception entrance area, enhancing visibility and storefront appeal.

Key Features:

- Prime and highly sought-after location
- Total surface area of approximately 77 sqm
- Impressive ceiling height of approximately 5.60 m
- Large display window with reception entrance area
- All business activities permitted, except those generating noise or odor nuisances, such as bars, nightclubs, fishmongers, cheese shops, or dry cleaners (non-exhaustive list)



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Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préavis.

- Possibility to operate a light food service activity (without extraction system)
- Commercial lease 3/6/9

Rent: euros2,900 excl. VAT / month

Leasehold price: euros243,000 agency fees included

For further information or to arrange a viewing, please do not hesitate to contact us.

