

Paris 13 - Gare/BNF district-Commercial space walls-65 m2-Ground floor & basement-extraction duct-dynamic area



## INFORMATION

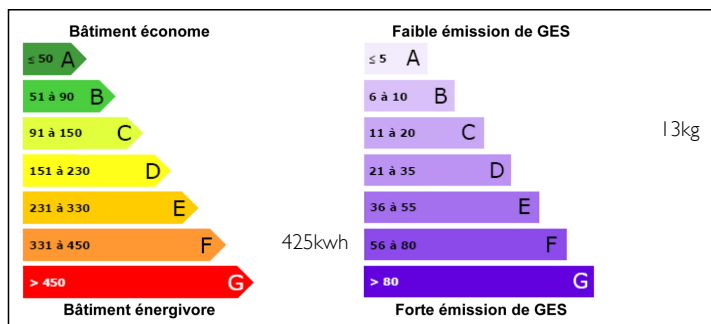
Town:	Paris 13e Arrondissement
Department:	Paris
Bed:	0
Bath:	0
Floor:	65 m2
Plot Size:	0 m2



## IN BRIEF

13th arrondissement - DESSOUS DES BERGES/La Gare - Rental yield 5,63% - Between stations Olympiades and Bibliothèque François Mitterrand (M14), freehold commercial premises for fast food use (lease €18,000/year - 3/6/9 ) with ground floor (dining room and kitchen) and basement (WC - Storage room - Cloakroom - Clearance) - The private surface area considered by expertise: the ground floor is 34.25m2, the useful area in the basement is 30, 32m2 (including 7.64m2 weighted) i.e. a weighted area of 64.57m2. Energy efficiency Class F. Strategic location marked by the presence of offices, schools and student residences. VALUABLE ELEMENTS □ Strategic location, in a lively village-type district □ Old building, well maintained, aligned with its environment □ Well-distributed premises □ Metro Line 14 at 450m (Bibliothèque François Mitterrand) and 600m (Olympiades)

## ENERGY - DPE



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.



## LOCAL TAXES

Taxe foncière: 350 EUR

## NOTES

## DESCRIPTION

The space is distributed as follows:

LOT N° 1 - On the ground floor, to the right of the entrance of the building: restaurant with dining room and kitchen, entrance through the vestibule of the building.

In the basement: WC - Storage room - Cloakroom - Clearance and the 1812/10000ths of the general common areas.

### THE BUILDING:

This building appears to be in good working order and undergoing regular maintenance. Access to the common areas of the building is from the street by a single wooden door, secured by a digicode and opening onto an entrance hall, with wall-mounted mailboxes, serving, on the right, the studied premises, the staircase is located at the rear of the premises. The studied premises has a private access, by a single wooden door.

### EXPOSURE

□ North of rue de Tolbiac

### GENERAL AND INDIVIDUAL INSTALLATIONS

- Water / Electricity
- Heating by electric convectors (individual system)
- Natural ventilation system by duct
- Individual hot water by electric cumulus
- Fittings and equipment specific to tertiary operations (merchant)
- Digicode

COMMERCIAL PREMISES IN PARIS The market for commercial premises is very specific. Purchases are made either by users, the price offered depending on their financial capacity and the suitability of the premises for their business, or by investors who are mainly interested in occupied premises providing a more or less secure income. In the latter case, the valuation is made by applying a rate of return or capitalisation to the actual or potential income generated by the property. This rate varies according...