

Business premises, Garage, store room, loading bay and display window.



INFORMATION

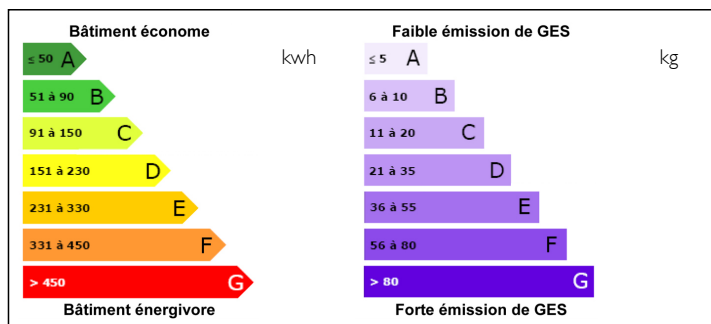
Town:	Flers
Department:	Orne
Bed:	0
Bath:	0
Floor:	59.48 m2
Plot Size:	120 m2

IN BRIEF

Commercial premises of approx. 65 m² (lease in progress) comprising on the ground floor a sales area, a storeroom, a kitchen, WC (accessible to disabled persons), a corridor and a cellar in the basement. Premises (free of occupation) a 55 m² garage adjoining a 21 m² garage, a 24 m² garage serving a small technical room where 5 water meters are installed for the needs of the building. A private courtyard of approx. 300 m² (3,229 sq ft) A common passage (undivided property) of 297 m² giving access to the private courtyard and garages.



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.

DESCRIPTION

A building used for commerce located in Flers comprising:-

On the ground floor; a cellar, a boiler room, a garage of 55 m² and the courtyard on the ground floor.

On the ground floor; a second garage of about 25 m² including a technical room in which are installed 4 water meters.

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

NOTES