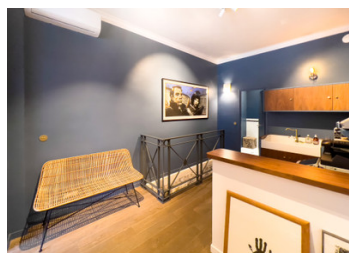
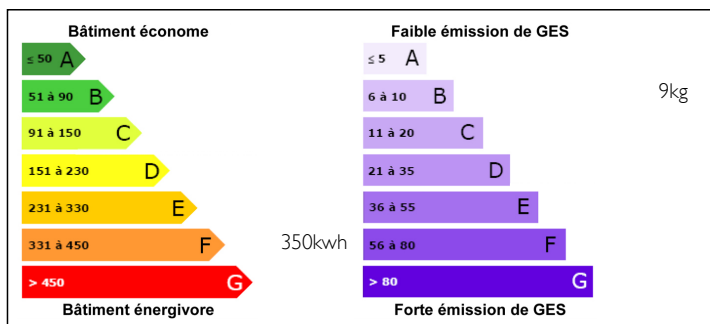


PARIS 75005 Luxembourg, renovated commercial premises 62,27 m2 (GF & Bas), sold rented AAA tenant



## ENERGY - DPE



## INFORMATION

Town:	Paris 5e Arrondissement
Department:	Paris
Bed:	0
Bath:	0
Floor:	77.47 m2
Plot Size:	0 m2

## IN BRIEF

PARIS 75005 - GAY LUSSAC - Freehold commercial premises for office use with ground floor and basement, occupied by the owner company. The sale will necessarily be accompanied by a lease 3,6,9 in exclusive favour of the current tenant for an annual rent of 45,000 € / year (new lease). The private surface area on the ground floor is 51.47 m2. The usable area in the basement is 27 m2 (weighted at 0.4), i.e. a weighted area of 62.27 m2. Facade 5m. Energy efficiency Class D. Central and sought-after location marked by the presence of numerous educational establishments of national or international reputation in the Latin Quarter, to be considered locally as very favourable for housing and for liberal activities, and even for service industries, particularly those linked to the Latin Quarter (publishing, teaching, research, etc.). □ Underground: "Place Monge" station (line 7) about 900 metres away. □ RER : " Luxembourg "...

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.



## NOTES

## DESCRIPTION

The space is distributed as follows:

LOT N° 1 - On the ground floor, on rue Gay-Lussac, to the left of the building entrance: shop with back shop, shop, kitchen, waterclosets, entrance through the building's vestibule. And 91/1000ths of the general common areas (Freehold).

LOT N° 14 - In the basement, a cellar bearing number 3. And 6/1000ths of the general common parts.

LOT N° 23 - In the basement, a cellar bearing number 2. And 1/1000th of the general common parts.

LOT N° 24 - In the basement, a cellar bearing number 1. And 4/1000th Freehold

## ENHANCING ELEMENTS

- Central location, in a sought-after area with high purchasing power.
- Old, well-maintained building, in keeping with its surroundings.
- Local in excellent condition, well distributed, with private access to the street.
- Premises suitable for professional or service industries use.

Taking into account the references for leases and rents currently in force observed in the immediate vicinity of the property or in sectors of similar attractiveness and marketability, the appraisal notes that the rental values are between €449/m<sup>2</sup> /year and €947/m<sup>2</sup> /year.

## CONDITION OF THE PROPERTY :

This building appears to be in good condition and is regularly maintained. Access to the common areas of the building is from the street through a double wooden door, secured by a digital code and opening onto an entrance hall, with wall-mounted letterboxes, leading to the premises under study on the right, and then opposite to the building's hall, secured by a glass door....