

Rented commercial complex generating a good return.



INFORMATION

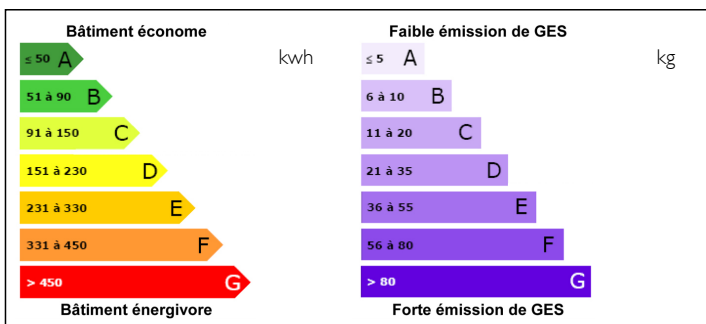
Town:	Ribérac
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	1000 m2
Plot Size:	9000 m2

IN BRIEF

Set on over 9,000 m² of land, this business premises is divided into two areas. the 1st comprising a 1000 m² industrial building. Currently let with commercial space, office, and covered warehouse of over 600m2 and enclosed car park. The 2nd is an enclosed site with a car park, a car wash and a gas oil pump. Annual rent: 39,100 euros incl. VAT. Very attractive location in a commercial and industrial zone.

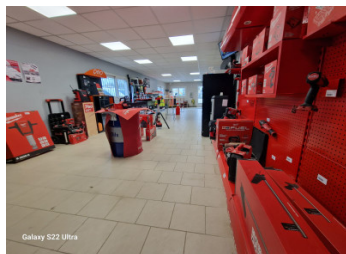


ENERGY - DPE



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

This property for professional use, located on a plot of more than 9000 m², is divided into two separate spaces. Here is a description of the first space:

Industrial building of 1000 m²: This building is currently rented and includes several amenities:

Commercial space: An area dedicated to commercial activities, offering space to receive customers and exhibit products.

Office: Offices are set up for administrative staff or other professional functions.

Covered depot of more than 600 m²: A large covered storage space, ideal for storing goods, equipment or equipment.

Enclosed parking: A secure parking space, offering parking spaces for employees or customers.

This set therefore offers a complete infrastructure for conducting commercial or industrial activities, with spaces adapted to accommodate different types of activities.

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

LOCAL TAXES

Taxe foncière: 4800 EUR

NOTES