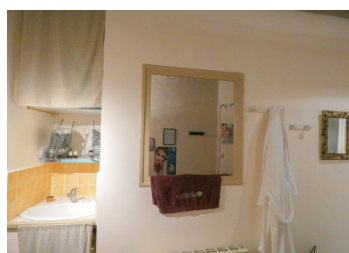


NYONS, business located on a charming and attractive square in the town center.



INFORMATION

Town:	Nyons
Department:	Drôme
Bed:	0
Bath:	1
Floor:	35 m2
Plot Size:	0 m2



IN BRIEF

Currently used for a beauty and aesthetic treatment business, the leasehold interest (droit au bail) is for sale.

The premises are in very good overall condition and are located on a small pedestrianised square in the town centre of NYONS, offering a peaceful setting while still benefiting from passing foot traffic.

All rooms are accessible at ground level. There is vehicle access directly in front of the entrance, with parking spaces nearby.

Low running costs.

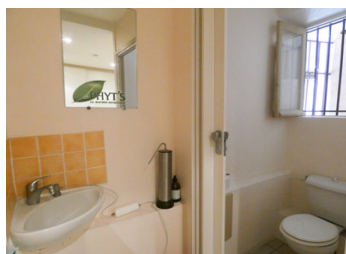
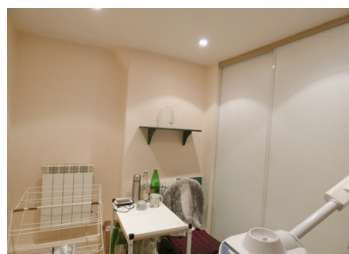
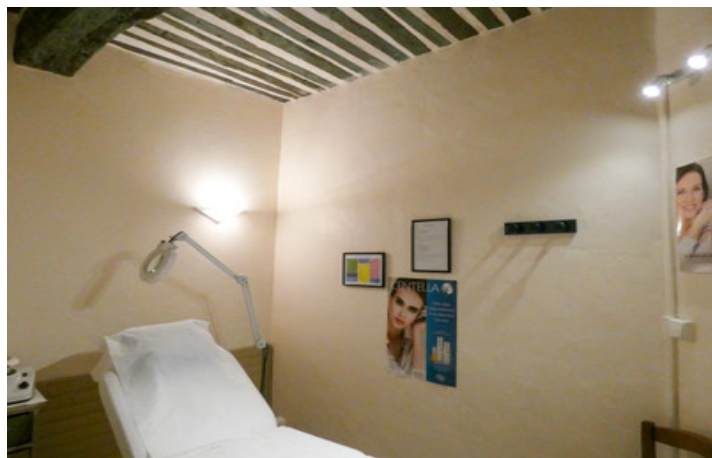
Not suitable for residential use.

ENERGY - DPE

DPE not required.

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 beauty salon has a surface area of approx. 35 m2 and comprises :

- a room (approx. 10 m2) used to welcome customers

- two rooms, each with a washbasin, for treatments (approx. 15 m2) + 1 shower

- an area with cupboard and WC (approx 10 m2).

The two treatment rooms are separated by a partition and can be combined into a single room.

A large 40 m2 basement cellar.

Numerous activities possible. Ideal for a liberal profession or craft industry. Peaceful little square, popular with tourists and locals alike.

Sale motivated by retirement.

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

NOTES