

ALENÇON Town Centre | Exceptional 250 m Retail Space on Main Shopping Street



INFORMATION

Town:	Alençon
Department:	Orne
Bed:	0
Bath:	0
Floor:	255 m2
Plot Size:	0 m2

IN BRIEF

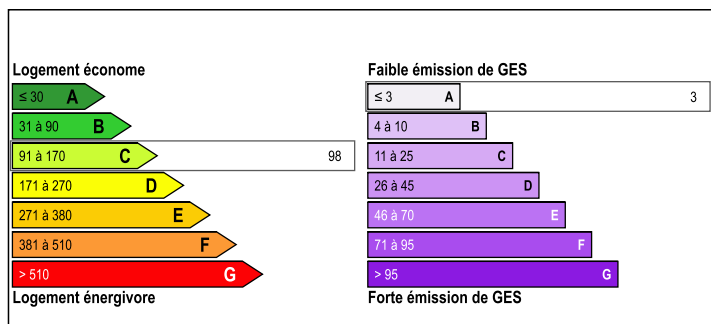
ALENÇON – GRANDE RUE – PRIME RETAIL LOCATION

RETAIL PREMISES FOR SALE

250 m² freehold commercial premises in the heart of Alençon town centre. Featuring a recently renovated double shopfront, approximately 200 m² of ground-floor retail space, office and storage areas on the first floor, cellar, reversible heat pump air conditioning, CCTV security system and recently renewed roof.

A rare opportunity in a prime location benefiting from strong pedestrian traffic and excellent visibility. Ideal for a national retailer, franchise operation or independent business.

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

ALENÇON TOWN CENTRE – PRIME
LOCATION ON GRANDE RUE
250 m² RETAIL PREMISES WITH DOUBLE SHOP
FRONT

Ideally located in the heart of Alençon town centre, on the highly sought-after Grande Rue, the city's main shopping street, this commercial property benefits from an exceptional location offering maximum visibility and a constant flow of pedestrians.

Previously occupied by a well-established Normandy retail brand, the premises enjoy strong local recognition and an excellent reputation among Alençon shoppers.

KEY FEATURES

Prime town-centre location

Situated on Grande Rue, Alençon's main retail thoroughfare

Recent double shopfront providing outstanding visibility

Total private floor area: 250.52 m²

Approximately 200 m² of retail space on the ground floor

Approximately 55 m² on the first floor including office, storage area and WC facilities

Cellar accessible directly from the shop

Reversible air-conditioning / heat pump system

CCTV security system installed

Roof completely renewed recently

Ventilation improvements completed

DESCRIPTION

The property comprises four co-ownership lots combined into one functional retail unit.

The ground floor offers approximately 200 m² of sales area with two large display windows directly facing Grande Rue. The space is bright, easily adaptable and suitable for a wide range of commercial activities.

The first floor, accessed from the main retail area,

NOTES