

NORMANDY, ARGENTAN – Landmark Commercial Property in a Prime High-Street Location



INFORMATION

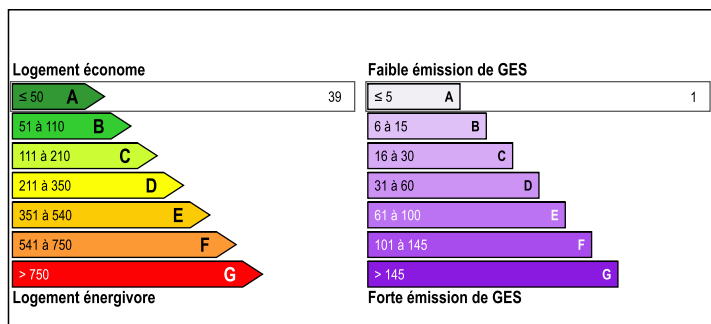
Town:	Argentan
Department:	Orne
Bed:	0
Bath:	0
Floor:	1570 m2
Plot Size:	0 m2

IN BRIEF

Rare commercial opportunity in the heart of Argentan (Orne), occupying one of the town's most prominent retail locations. This substantial commercial property offers approximately 1,700 m² of usable space, benefiting from excellent visibility, strong pedestrian traffic, private parking, and a catchment area of over 40,000 residents.

Currently operated under a well-established retail brand, the property includes a main sales area, storage facilities, delivery access, staff amenities, and modern equipment, making it immediately suitable for a wide range of retail activities. Both the freehold property and the business are available for sale, presenting an attractive opportunity for investors, national retailers, franchise operators, and commercial property companies.

ENERGY - DPE



Further information, financial data, lease details, and supporting documentation are available upon

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

ARGENTAN (61) – PRIME LOCATION – RARE COMMERCIAL PROPERTY FOR SALE

COMMERCIAL PREMISES &/or BUSINESS ASSETS

LEGGETT Immobilier International is offering a rare commercial investment opportunity in the heart of ARGENTAN (Orne), occupying one of the best retail locations in the town.

Located on Argentan's main shopping street, this commercial and real estate complex benefits from excellent visibility, strong pedestrian traffic, a dynamic retail environment and a catchment area estimated at more than 40,000 inhabitants.

The property is currently operated under a well-established retail brand, as a multi-sector concept store with an already structured and immediately operational business activity.

PRIME LOCATION

- * Argentan town centre
- * Main commercial shopping street
- * Immediate proximity to numerous national and local retailers
- * Walking distance to SNCF train station
- * Quick access to the A88 motorway
- * Free public parking nearby
- * Private parking area

DESCRIPTION OF THE COMMERCIAL PROPERTY

The property offers approximately 1,700 sqm of usable space distributed across several commercial and technical areas.

The premises notably include:

- * Main retail area facing the street
- * Storage and logistics areas
- * Delivery access areas
- * Kitchen, staff and sanitary facilities

Features:

NOTES