

Retail premises for rent: 238 m LC – For investors – DAX Porte Saint Vincent, 150 m from the cathedral



## INFORMATION

|             |        |
|-------------|--------|
| Town:       | Dax    |
| Department: | Landes |
| Bed:        | 0      |
| Bath:       | 0      |
| Floor:      | 238 m2 |
| Plot Size:  | 0 m2   |

## IN BRIEF

Ideal for investors. This commercial premises, leased since 2021 to a world-leading brand in its sector (paramedical), enjoys a prime location in Dax. Situated at the entrance to the pedestrian streets on the cathedral side / near the covered market, it benefits from surrounding car parks and a highly visible shop front on the ground floor of a superb bourgeois building.

The premises were completely refurbished in 2021 by the tenant, and no works are planned for the building in the near future.

Monthly rent of €2,793.53 (including VAT), council tax of €2,512, very low service charges (currently none apart from insurance, as the property is managed by a volunteer property manager).

A great opportunity, with a very reliable and long-term tenant.

## ENERGY - DPE

DPE blank.

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

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## LOCAL TAXES

**Taxe foncière: 2512 EUR**

Customer reception area

2 waiting rooms

Workshop

2 treatment rooms

Rest room

Toilets

Back room + large storage area on the first floor, currently not in use.

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

## NOTES