

**3 600 € / month**

**Occupational local commercial**

**Surface : 600 m²**

**Features :**

Accès poids lourds, Portail motorisé 4x4m, alarm, Parking, Bureau vitrée et isolée, Emplacement sur départementale, Bâtiment de 2000, Vitrine sécurisée



**Local commercial 3916TI Saint-Pardoux-du-Breuil**

Let's talk little, talk well, talk second-hand. In view of the current situation, second hand is really on the rise with very significant development prospects. Rare deal in the area without any competition, 4km from Marmande with private parking. Catchment area close to 25,000 inhabitants. This 600m2 establishment will provide you with great visibility, in particular thanks to its ideal location and its 15 linear meter window. In a bright and warm space (looking for the sartorial nugget see vintage). A 500m2 sales area (clothing, of all sizes, accessories, jewelry, handbags, scarves) for all types with several fitting rooms hidden out of sight. A reserve of 100m2 which includes a kitchen, shower, WC, as well as other seasonal stocks. The stock value is €3000. The rent for the premises €4000 excluding tax/month. Valuation of sales equipment to be estimated Contact the sales agent Tony ASCOLI on 06.18.47.17.77 (Sales agent registered with the RSAC of Agen under number 791 041 585).

Document non contractuel  
03/05/2025 - Prix T.T.C



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