



Agence Immobilière Moderne

174, rue du Docteur Paccard
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127 000 €

Ref.5879

Commerce

Chamonix centre
All business leasehold



Commercial premises with shop windows, spread over three levels with a surface area of 83.69 m². Water points on each floor and a shower on the lower level. All-purpose lease 9 years expiring November 28, 2024. Note: The lessor will intervene at the final sale agreement to agree to a renewal of the commercial lease with the transferee, or any person replacing them in the acquisition, by authentic deed, for a new term of 9 years, for a monthly rent of €2,107.00 excluding tax, i.e., €2,528.40 including tax + €100.00 in monthly service charges, with the renewal of the exemption granted to the TRANSFEROR until November 30, 2025 (i.e., €1,950.00 excluding tax + €100.00 in monthly service charges). The current monthly rent is €2,107.00 excluding tax + €100.00 monthly provision for utilities. The rent including tax is €2,528.40 + €100.00 monthly provision for utilities.



Location:	Chamonix
Charges mensuelles :	1 200 €
Activity:	Droit au bail
Surface area:	84 m ²
Lease:	3/6/9