

Great location and opportunity. Place Madeleine business premises with office and huge warehouse

EXCLUSIVE



INFORMATION

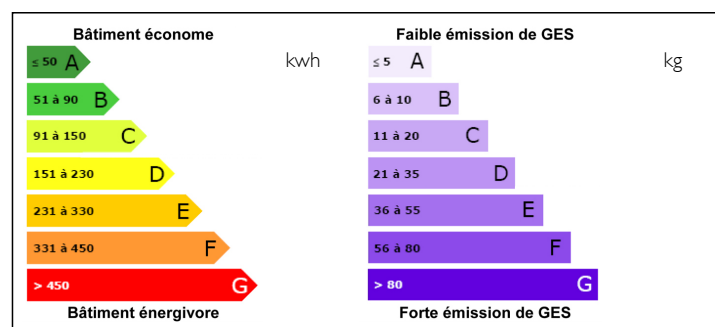
Town:	Béziers
Department:	Hérault
Bed:	0
Bath:	0
Floor:	135 m2
Plot Size:	4 m2

IN BRIEF

Right at the Place Madeleine and two steps from the famous market hall and the town hall, commercial walls of 135 m² consisting of a commercial premises of 43.79 m² with toilet and storage, an office of 15.78 m² with a courtyard of 4.42 m² and a large warehouse of 73 m². All on the ground floor. The whole property is currently used as a storeroom. But it could become a very nice shop with its own warehouse, or an office with training rooms. The possibilities are numerous. Great potential, renovation needed.



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

Right at the Place Madeleine and two steps from the famous market hall and the town hall, commercial walls of 135 m² consisting of a commercial premises of 43.79 m² with toilet and storage, an office of 15.78 m² with a courtyard of 4.42 m² and a large warehouse of 73 m². All on the ground floor. The whole property is currently used as a storeroom. But it could become a very nice shop with its own warehouse, or an office with training rooms. The possibilities are numerous. Great potential, renovation needed.

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

LOCAL TAXES

Taxe foncière: 483 EUR

NOTES