



# A TEAM OF EXPERTS TO SUPPORT YOUR SET-UP OR DEVELOPMENT PROJECT!

DETECT | SET-UP | SUPPORT

[lehavreseinedeveloppement.com](https://lehavreseinedeveloppement.com)



## BUSINESS PREMISES LE HAVRE 545

<https://lehavreseinedeveloppement.com>

FOR RENT - Boulevard de Graville Le Havre - Business and/or commercial premises for rent, located on a busy road and with good visual appeal.

It offers a modular commercial area of 400 m<sup>2</sup>, 100 m<sup>2</sup> of offices and approximately 50 m<sup>2</sup> of workshop including a sectional door and a small private parking lot.

This business premises, free of any occupation, is located within a real estate complex for sale, including a second lot.

This second lot of 700 m<sup>2</sup> is rented for an annual income of €48,000 excluding tax since 2022 on a commercial lease with a bank guarantee.

### OCCUPANCY CONDITIONS

- Annual rent: €54,000 excluding tax
- Provision for charges: €3,500 excluding tax annually
- Property tax: €9,000 (estimate)
- Rental fees: 30% excluding VAT of the amount of the annual rent excluding VAT and HC
- Sale price (entire site): €1,431,000 (agency fees including)

- Business premises
- For rent
- Le Havre city
- 545 m<sup>2</sup>



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Further information

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## Description

**Area:** 545 m<sup>2</sup>

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## Détails du bâtiment

**Parking:** Private car park

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## Equipements et caractéristiques

**Equipements:** Sectional door, Single-storey door

**Features:** Establishments open to the public

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