



# MAGREY & SONS

LUXURY REAL ESTATE

Listing C00051 - Right to commercial lease - Cannes



<https://www.magrey.com/annonce-a-104.html>

*This document has no contractual value and is for information purposes only.*

**Cannes**  
9 boulevard de la Croisette  
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L U X U R Y R E A L E S T A T E

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Living area: 35 sqm

Magrey & Sons Retail offers a leasehold of approximately 35 m<sup>2</sup>, ideally located in the city center, close to the Palais des Congrès, shops, and the Croisette.

The property features a terrace accommodating approximately 16 seats, as well as an indoor capacity of around 16 seats, providing a strategic and highly visible location.

This business offers strong potential for various activities: takeaway, tea room, wine bar, or restaurant, subject to non-nuisance activities.

- Commercial lease: 3/6/9
- Rent: €3,303.33 excl. VAT/month, charges included
- Leasehold price: €275,000 including agency fees

An exceptional opportunity to establish a business in a dynamic and highly frequented area.

Full file available upon request.  
Contact us for more information!

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