



# MAGREY & SONS

LUXURY REAL ESTATE

Listing C00061 - Right to commercial lease - Cannes



<https://www.magrey.com/annonce-a-121.html>

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

**Cannes**  
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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: 42 sqm



view: Street - Vis-a-vis

Magrey & Sons Retail is offering for sale a leasehold right representing an excellent opportunity to establish your business in the heart of Cannes.

Ideally located, this premises benefits from a sought-after location, in immediate proximity to main shopping streets and a vibrant environment.

With a surface area of approximately 42 sqm, it features a bright retail space with a street-facing window (approx. 2.90 m and 5.70 m frontage).

Key features:

- Central and attractive location
- Ground-floor premises with excellent visibility
- Street-facing frontage
- Rent: €2,717.10 excl. VAT / month (excluding charges)
- Leasehold price: €165,000 agency fees included

Commercial lease: 3/6/9

Permitted uses: brunch, ice cream shop, tea room, wine & spirits shop, hair salon, gold buying/selling & currency exchange, ready-to-wear, jewelry

This property offers strong potential for a wide range of retail activities in a prime area.

For further information or to arrange a viewing, please feel free to contact us.

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