



# MAGREY & SONS

LUXURY REAL ESTATE

Listing C00065 - Right to commercial lease - Cannes



<https://www.magrey.com/annonce-a-126.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: 78 sqm



view: Street - Vis-a-vis

Magrey & Sons Retail is offering for sale a commercial leasehold interest (droit au bail), representing an excellent opportunity to establish a business in the heart of Cannes. Ideally located in a sought-after and dynamic area, these commercial premises benefit from excellent visibility and a strong retail environment.

Offering a total surface area of approximately 77 sqm, the premises are arranged over two levels: a sales area of approximately 42.48 sqm featuring an impressive ceiling height of approximately 5.60 m, together with a mezzanine of approximately 35.26 sqm, providing generous volume and strong layout potential.

The unit also benefits from a large display window located within a reception entrance area, enhancing visibility and storefront appeal.

#### Key Features:

- Prime and highly sought-after location
- Total surface area of approximately 77 sqm
- Impressive ceiling height of approximately 5.60 m
- Large display window with reception entrance area
- All business activities permitted, except those generating noise or odor nuisances, such as bars, nightclubs, fishmongers, cheese shops, or dry cleaners (non-exhaustive list)
- Possibility to operate a light food service activity (without extraction system)
- Commercial lease 3/6/9

Rent: €2,900 excl. VAT / month

Leasehold price: €270,000 agency fees included

For further information or to arrange a viewing, please do not hesitate to contact us.

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