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**A LOUER
LOCAL COMMERCIAL
55 m² env.**

**LILLE
GAMBETTA**

**1 500 euros HC et HT
de loyer mensuel**

DESCRIPTION

LOCAL RUE GAMBETTA, EXCELLENT EMPLACEMENT, NOUVELLE VITRINE ET NOUVEAU VOLET ELECTRIQUE

Honoraires de négociation : 5.400euros HT. Honoraires de rédaction d'acte en sus à la charge du preneur.

INFORMATIONS FINANCIÈRES

Loyer mensuel :	1 500 euros HC et HT
Loyer annuel :	18 000 euros HC et HT
Loyer annuel :	327,27 euros HC et HT/m²
Honoraires :	5 400 euros HT
Charges mensuelles :	330 euros/mois
Charges annuelles :	72 euros/m²

AMÉNAGEMENTS EXTÉRIEURS

Accès handicapé : **oui**

ENVIRONNEMENT / EMPLACEMENT

Proche de :

- Centre-ville
- Emplacement N°1
- Proche commerces
- Proche métro
- Proche V'Lille
- Zone commerciale

PRESTATIONS

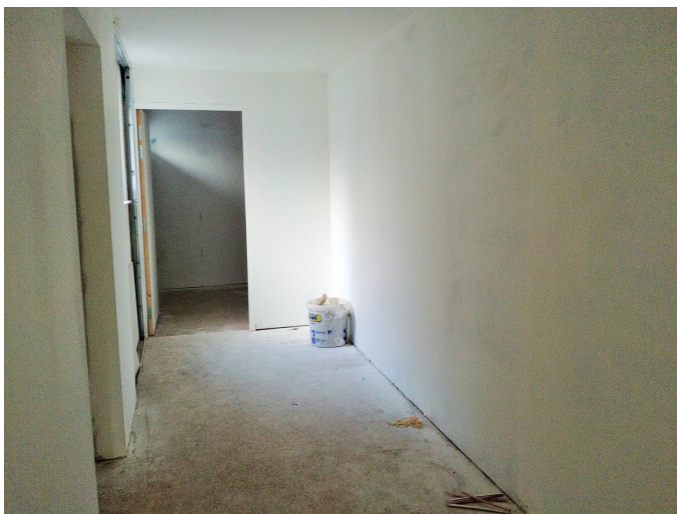
NOUVELLE VITRINE, NOUVEAU VOLET ELECTRIQUE,

SURFACES PRINCIPALES

Surfaces : **55 m² environ**

SURFACES DÉTAILLÉES

Surface commerciale : **55,0 m²**





The architectural floor plan depicts a property complex with several distinct lots and commercial areas. The plan is oriented with a north arrow pointing towards the top right. The main features include:

- LOT N°1:** A large rectangular lot on the left side, containing a 'réserve' (5m86), 'cuisine' (4m37), and 'remise' (3m43). It is bordered by 'Parcelle RX 774' to the left and 'Parcelle RX 826' to the right.
- LOT N°2:** A large rectangular lot on the right side, containing a 'local commercial' (4m07) and a 'bureau' (3m95). It is bordered by 'Parcelle RX 315' to the right and 'Parcelle RX 318' to the left.
- LOT N°19, N°20, and N°21:** Three smaller lots located in the upper left corner, each with a 'remise' (garage) and a 'réserve' (5m52).
- Central Courtyard:** A 'cour commune' (common courtyard) with an 'emplacement poubelles' (trash area) and a 'WC' (toilet) area.
- Commercial and Utility Areas:** A 'local commercial' (5m48) and a 'dégât. commun' (common utility) area are located in the center. A 'hall d'entrée commun' (common entrance hall) is also present.
- Other Features:** A 'porche commun' (common porch) is located near the bottom right. The plan also shows various dimensions for walls, paths, and other structural elements.

1