

**TOULON**

8 Place d'Armes  
83000 Toulon

**AGV  
GARELLI  
immobilier**

**HYÈRES**

1 av. Jean Jaurès  
83120 Hyères

**159 000 €**

Occupational

Surface : 90 m²

Year of construction : 1928

General condition : good



**1802 Hyères**

**LOCATION NO. 1 - NEAR HYÈRES STATION EXCELLENT CONDITION**

Founded in 1928, this butcher's, delicatessen and caterer's business, located on a shopping street in Hyères, has a great family reputation and includes a 35.25 m² sales area with a cutting room and cold room for white meats. Annexes with a surface area of 45.56m² overlooking an interior courtyard with toilet, shelters, storage, cupboards, large freezer, a manufacturing laboratory with numerous maintained and checked machines (mincer, saw, pasta and ravioli machines, oven, piano, etc.) and a 2nd cold room for red meats. Basement cellar of 16.50m² Air conditioning Easy parking Very good condition Rent: €1,748.07/month including charges Three-year lease ending in October 2033 For any inquiries, please contact Cyril at 06.10.34.79.99 The risks to which this property may be exposed are available on [www.géorisques.gouv.fr](http://www.géorisques.gouv.fr) "In accordance with regulations, you will be asked..."

Energy class (old measure) : G - Climate class : C  
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**AGV GARELLI immobilier - 8, Place d'Armes - 83000 Toulon**

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