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Professional Business Space

265 000 € [Fees paid by the seller]

- Reference : AF26127
- Number of rooms : 7
- Living space : 318 m²
- Local taxes : 4 156 €



réussi

Located in the centre of Tarbes is this 318m² (220m² ground floor and 98m² basement) professional space for sale. Perfect for the medical profession, communication or any business short of space.

There is an 8m² entrance hall which serves, to the left, a first office space, 12m². Continuing on is an 85m² space to welcome all your clients/patients. This open space has six moveable, individual boxes allowing some privacy. Two permanent 6m² boxes are also present. Furthermore, there are two 6m² independent offices.

Opposite the main space is a 28m² room with pool. Attached are men's and women's changing rooms, each 5m² with shower. A few steps lead to a 27m² gallery which has lots of natural light and a 5m² office.

The 98m² basement has a vast space for storage and houses the technical elements of the building.

The entire space for sale officially measures 318.37m² (Carrez Law, certificate 20/08/2020).

Ideal for numerous professional projects due to its central Tarbes location and available space, this property awaits an entrepreneurial input.

The space is located in a building totalling 23 lots. The annual fees are 800 euros. There is no ongoing litigation. The space for sale represents 3 lots, (numbers 1, 5 & 14) equalling 2369 parts of a total of 10000 which represent the building, basement and shared areas.

The space is located in a shared building. Documents relating to this and diagnostic survey will be available soon.

You will be in the centre of the city of Tarbes, 5 mins from the TGV station, 15 mins from Tarbes-Lourdes airport, 1h30 from Toulouse, 1h30 from Biarritz and 3h from the Mediterranean.

ENERGY CONSUMPTION : E (273)

GREENHOUSE GAS : E (64)