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## Professional Business Space

**265 000 €** [ Vergoedingen aan de verkoper ]

- Referentie : AF26127
- Aantal kamers : 7
- Woon oppervlak : 318 m<sup>2</sup>
- Grond belasting : 4 156 €



réussi

Located in the centre of Tarbes is this 318m<sup>2</sup> (220m<sup>2</sup> ground floor and 98m<sup>2</sup> basement) professional space for sale. Perfect for the medical profession, communication or any business short of space.

There is an 8m<sup>2</sup> entrance hall which serves, to the left, a first office space, 12m<sup>2</sup>. Continuing on is an 85m<sup>2</sup> space to welcome all your clients/patients. This open space has six moveable, individual boxes allowing some privacy. Two permanent 6m<sup>2</sup> boxes are also present. Furthermore, there are two 6m<sup>2</sup> independent offices.

Opposite the main space is a 28m<sup>2</sup> room with pool. Attached are men's and women's changing rooms, each 5m<sup>2</sup> with shower. A few steps lead to a 27m<sup>2</sup> gallery which has lots of natural light and a 5m<sup>2</sup> office.

The 98m<sup>2</sup> basement has a vast space for storage and houses the technical elements of the building.

The entire space for sale officially measures 318.37m<sup>2</sup> (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.

**ENERGIE VERBRUIK : E (273)**

**BROEIKAS EFFECT : E (64)**