

OLLON VD



Commercial premises in the heart of Ollon

CHF 850'000.-



2



~148.9 m²

n° ref. **045462**



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SITUATION AND DESCRIPTION

We offer you, exclusively at Switzerland Sotheby's International Realty, a commercial space in Ollon, benefiting from excellent visibility and high footfall. Successfully operated since 2012, this property offers a generous surface area and is part of a renovated condominium building, in immediate proximity to public transport.

Points forts

- Central location in the heart of the village
- Very visible Aigle - Villars axis
- A 2-minute walk from Ollon train station
- Commercial space of over 148 sq.m
- EPP building renovated in 2009

Fitting out:

- Two dining rooms
- A kitchen
- Economat
- Bakery space
- Two toilets
- A terrace rented to the commune CHF 500.- per year

Net rent CHF 3'750.-

The premises are owned by the current operator of the business. A lease will be drawn up at the time of the transaction, giving a gross yield of around 5.3%

SURFACES

Useful surface ~ 148.9 m²

CARACTERISTICS

Number of rooms	2
Number of toilets	2
Number of terraces	1
Location floor	Ground floor

DISTANCES

Public transports 151 m

INFORMATION

Year of construction	1900
Year of restoration	2012
Heating installation	Radiator
Domestic water heating system	Gas
Heating system	Gas

STYLE

- Classic

NEIGHBOURHOOD

- City centre
- Shops/Stores
- Shopping street
- Pharmacy
- Railway station
- Bus stop

OUTSIDE CONVENIENCES

- Terrace/s
- From road
- Built on even grounds

INSIDE CONVENIENCES

- Without elevator
- Guests lavatory
- Heating Access

FLOOR

- Tiles

CONDITION

- Good

EXPOSURE

- Favourable

FINANCIAL DATA

Price

CHF 850'000.-

Availability

To be discussed

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