

LES **SHOWROOMS**  
DU **MARAIS**

# MAGASIN 62 CHARLOT

62 RUE CHARLOT, 75003 PARIS





Located on one of the main entryways to the Marais, **62 Charlot** connects **Place de la République** to **Rue de Bretagne**, passing through the famous **Quartier des Enfants Rouges**, **Carreau du Temple** and **Rue de Turenne**.

This vibrant area experiences high foot traffic due to its many shops and iconic spots, such as Café Charlot, the trendy Wild & The Moon, and the cocktail bar Little Red Door.







This historic neighborhood store housed a major player in raincoat production in France for fifty years.

Spanning **146 sq. m** and located on a street corner, it features a remarkable **15-meter-long** authentic facade, highlighted by four display windows and two entrances, allowing natural light to flow through. The ceiling height exceeds 3 meters.

It is part of the "Hôtel Particulier de Bragelogne." We made the deliberate choice to restore the exterior to its original form in order to preserve its charm, maintaining the wagon green color and traditional black iron grilles.



## **SURFACE & CAPACITY**

**Ground floor: 116 sq. m**

Capacity: 39 people

Ceiling height: Approximately 3 meters

**Storage: 30 sq. m**

**Facade and Display Windows :**

Facade length with display windows:  
20 meters

**Total Capacity:**

Maximum capacity: 45 people  
(including staff)

ERP Category 5, M-type activity





## TECHNICAL EQUIPMENT

**Professional lighting :**  
Directional spotlights

**Equipped kitchenette :**  
Refrigerator, microwave, Nespresso coffee machine, kettle.

**Picture rails for hanging artwork**

**Intrusion alarm system**

**Heated air curtain**

**Wi-Fi connection**

**Restroom**



62

RUE  
CHARLOT



12-11









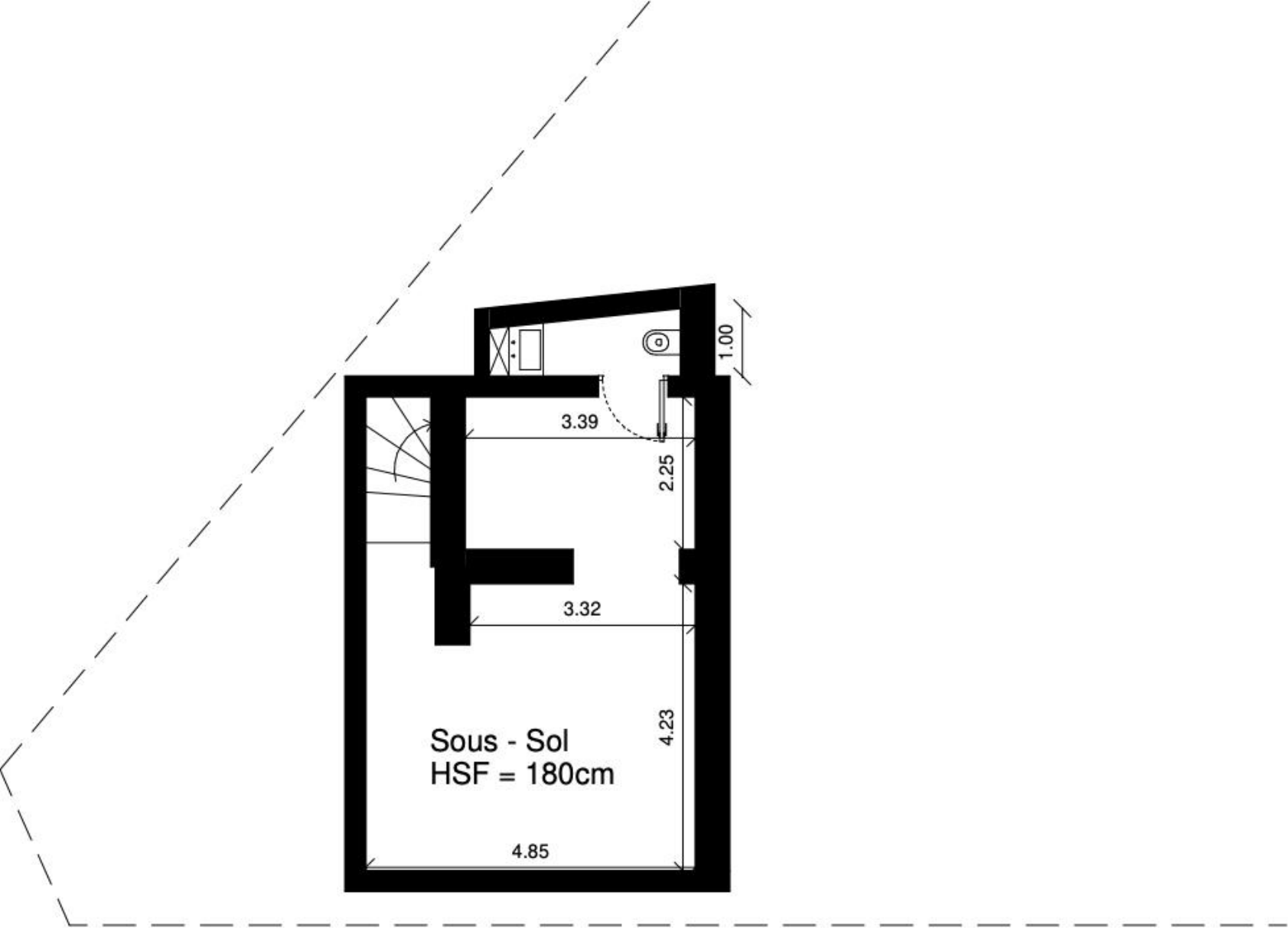




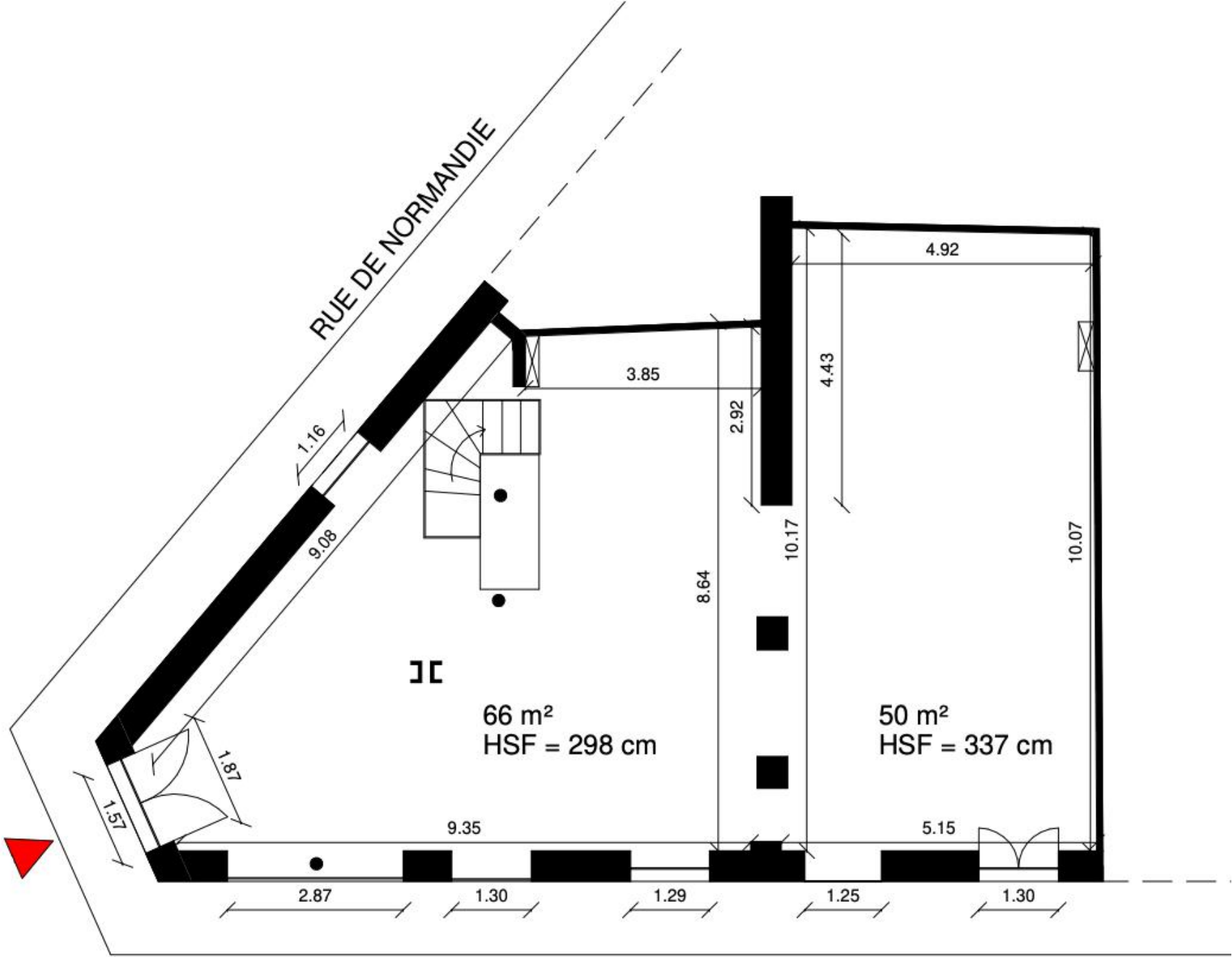




# PLAN



SOUS-SOL  
SURFACE SS : 30 m<sup>2</sup>



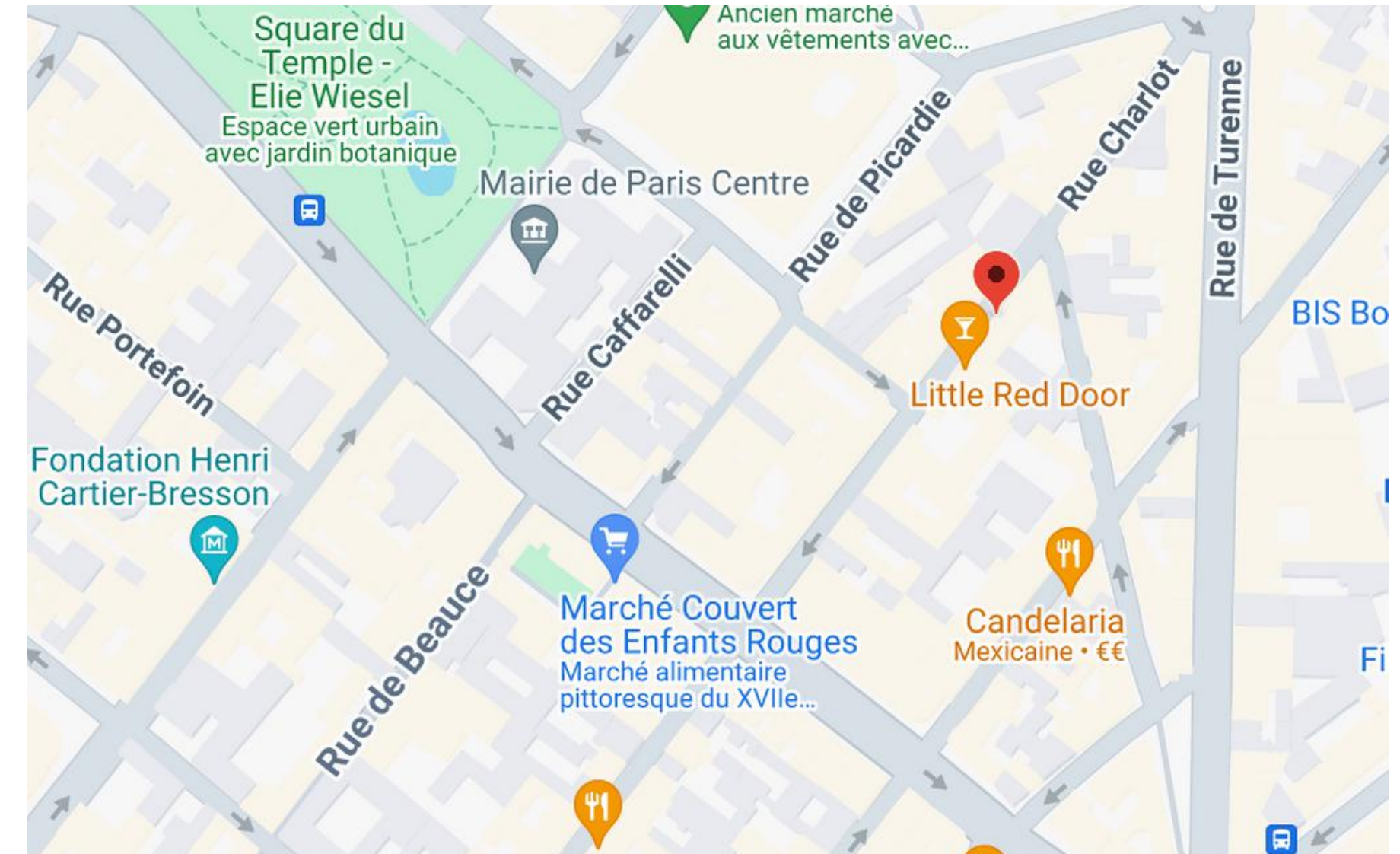
RDC  
SURFACE RDC : 116 m<sup>2</sup>



Location in Paris



Neighborhood Map







**Métro :** Filles du Calvaire (ligne 8) - Oberkampf (Lignes 5-9) - Temple (ligne 3) - République (lignes 3-5-8-9-11)



**Bus :** N°29 « Vieille du Temple - Bretagne » - N°96 « Square du Temple - Mairie du 3e »



**Parking :** 14 rue de Bretagne, 75003 Paris



**Velib :** N° 3003 « Rue de Bretagne »

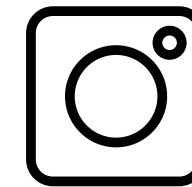


## CONTACT US

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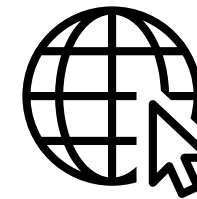
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