



Right to lease in the Carré d'Or

Professional sale

Sole agent

1 500 000 €

Product type Transfers of lease rights	Num rooms -	Building Palais Saint James	District Carré d'Or
Condition Very good condition	Release date 01/11/2025	Ref. Droit au bail Carre d'or	

A SET OF PREMISES for use as a shop, located on the ground floor and the rear courtyard level of the building, and composed as follows:

1. A shop on the ground floor, facing Avenue Princesse Alice.
2. A premises on the rear courtyard level, beneath the above-mentioned shop, with a surface area of approximately forty square meters, accessible both via an internal staircase within the shop and via an access door opening onto a common passageway on the building's ground floor.

The said lease was granted for a term of three, six, nine years starting from 1 October 2015, and thereafter renewable by tacit agreement in accordance with the provisions of Law No. 490 of 24 November 1948, as amended:

- for the operation of a business involving the *retail sale of products for animals, grooming salon, and the sale by transit—exclusively on order—of small-breed pedigree dogs, without boarding or*



MonteCarlo-RealEstate.com

Page
1/5

Ref. : Droit au bail Carre d'or

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

on-site breeding.

- in consideration of the payment of an initial annual rent of €67,850, plus service charges of €180 per quarter, payable in advance by calendar quarter, indexed according to the BT01 index, currently at 132.1.







