



## LE TROCADERO - BUSINESS WITH SHOP WINDOW

Professional sale

Sole agent

195 000 €

|                                                         |                                                 |
|---------------------------------------------------------|-------------------------------------------------|
| <i>Product type</i><br><b>Transfers of lease rights</b> | <i>Building</i><br><b>Trocadero</b>             |
| <i>District</i><br><b>Monte-Carlo</b>                   | <i>Living area</i><br><b>145 m<sup>2</sup></b>  |
| <i>Condition</i><br><b>Good condition</b>               | <i>View</i><br><b>Avenue de Grande Bretagne</b> |
| <i>Exposure</i><br><b>South</b>                         | <i>Release date</i><br><b>Quickly</b>           |
| <i>Ref.</i><br><b>C1069</b>                             |                                                 |

Business located near the Carré d'Or and Larvotto districts benefiting from a beautiful shop window with visibility.

Located at the bottom of Avenue de Grande-Bretagne in the Monte-Carlo district and on the immediate border of La Rousse-Saint Roman. Strategic location because quick access to one of Monaco's crossing roads allows quick access to the majority of the districts. Close to the Carré d'Or, with quick access by elevator to the Place des Moulins and the Larvotto beaches. Local benefiting from good visibility on 3 levels with delivery locations in the immediate vicinity.

The areas are as follows:

Ground floor: 55 m<sup>2</sup> / Mezzanine floor: 30 m<sup>2</sup> / 1st floor: 60 m<sup>2</sup>

A toilet on the ground floor and a toilet with cloakroom on the 1st floor.



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Page  
**1/2**

Ref. : C1069

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Lease all shops except catering.

Commercial lease - Monthly rent 5.700 € + 900 € charges.

