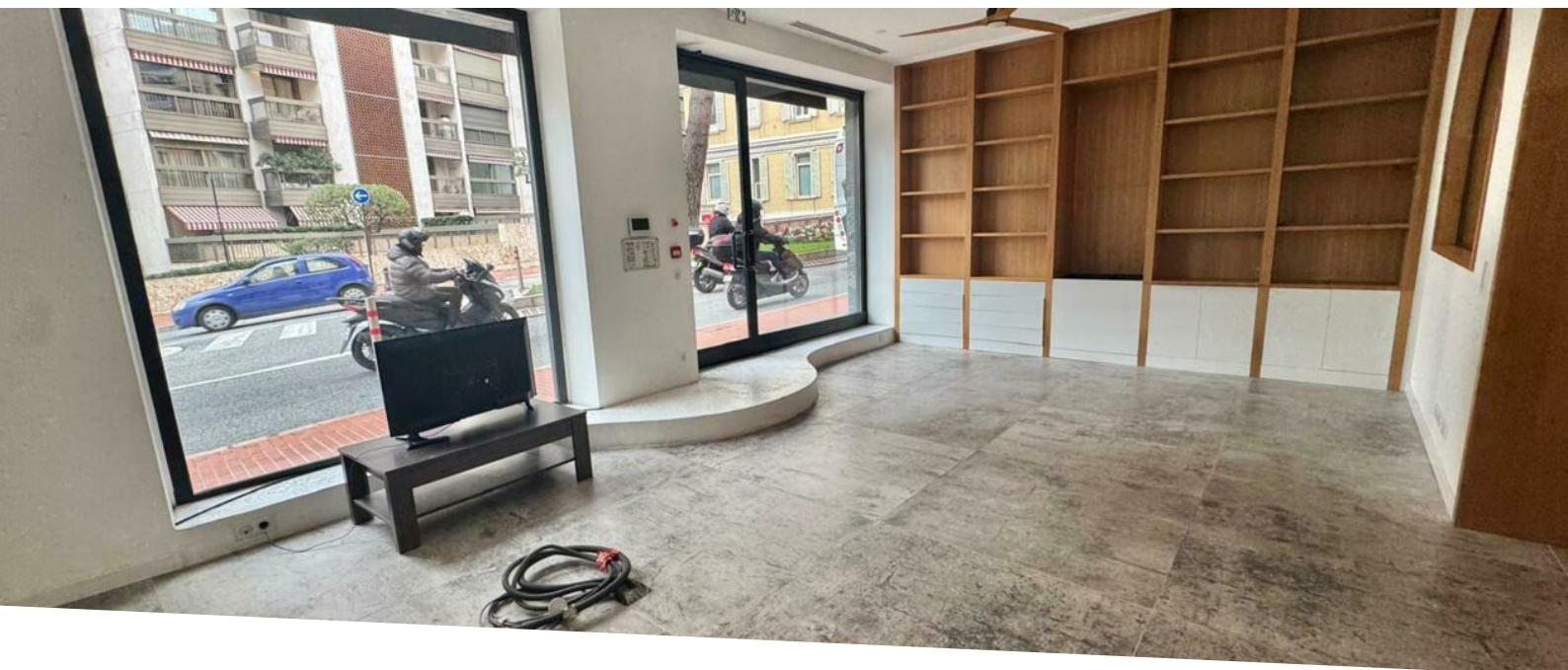




Commercial space with double shop window located in a busy area

Professional rental

Sole agent

9 900 € / month
+ Service charges : 150 €

Product type Premises	Num rooms
Building Villa Europe	District Monte-Carlo
Living area 122 m²	Floor Ground floor
Service charges 150 €	Condition Renovated
Release date A convenir	Ref. MAZZALOC

Ideally located premises a stone's throw from the Carré d'Or

Spacious and bright premises of 122 sqm located a stone's throw from the Carré d'Or with a double display window.

It boasts two independent entrances, the sales area, separate men's and women's toilets and a computer room at the back.

The premises have been tastefully refurbished with high standard materials.

Possibility of renting under a precarious lease of 30 months or commercial lease with the right to lease set at



€1,200,000, but whose conditions may vary depending on the chosen activity.

Rental also possible for office use (5-year office lease cancellable at any time by the Lessee with 6 months' notice after the first year of rental).

All activities possible except food related.

