



## Commercial premises with windows – Monte-Carlo

Professional sale

Sole agent

190 000 €

<i>Product type</i> <b>Transfers of lease rights</b>	<i>Num rooms</i> <b>2 rooms</b>
<i>District</i> <b>Monte-Carlo</b>	<i>City</i> <b>Monaco</b>
<i>Country</i> <b>Monaco</b>	<i>Total area</i> <b>50 m<sup>2</sup></b>
<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>Ground floor</b>
<i>Condition</i> <b>Very good condition</b>	<i>View</i> <b>City view</b>
<i>Exposure</i> <b>East Exposure</b>	<i>Release date</i> <b>Quickly</b>
<i>Ref.</i> <b>HHV300426</b>	

Premium location in Monte-Carlo, bright premises with windows, attractive lease and strong rare commercial potential

Located in the heart of Monte-Carlo, this commercial premises benefits from an attractive location with high visibility thanks to its two windows directly overlooking the street.

The property consists of two main rooms, a water point with sanitary facilities, and a cellar in the basement.

Commercial lease in progress, granted for a period of type 3/6/9, currently in tacit extension.

Contractual purpose: commercial office activity related to the building trades (masonry, tiling and similar



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activities), with the possibility of despecialisation depending on the project and contractual agreement.

Lease entitlement set at €190,000.

Rent of €3,300 per month, excluding charges.

Assignment of lease rights envisaged.

**Some images have been reworked by artificial intelligence to illustrate the potential of the property. They do not constitute a contractual commitment.**





