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Lease transfer – EXCLUSIVE Large Commercial Premises, strategic

Professional sale — Sole agent — Price on request

Product type	*City*	*Country*	*Living area*
Premises	**Monaco**	**Monaco**	**450 m²**

Ref.
87116952

Lease transfer of a rare commercial space at Port Hercule, benefiting from a strategic location, excellent visibility, and a 7-day operation authorization.

The space currently develops about 300 m², including a cellar, with an intermediate floor accessible by an internal staircase and an accessible access. In raw configuration, the total surface can reach nearly 450 m². More than euros1 million of work and arrangements have been carried out by the current operator.

Current purpose of the lease: buying and selling, retail and wholesale, of luxury products, men's, women's, and children's ready-to-wear, sportswear, accessories, leather goods, bags, shoes, watchmaking articles, jewelry, works in precious metals, as well as high-end artistic creations.

In case of deselection of the lease, compensation of about 10% of the transfer price will be required.

Monthly rent is euros10,000 excluding VAT + charges.

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.

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