Exclusive Estate Monaco
23 Bd Princesse Charlotte
98000 Monaco
Julie Folques
Phone : +33 6 32 93 54 23/+377 97 98 15 49
julie@exclusive-estate.mc
www.exclusive-estate.mc



Assignment of the right to the Carré d'or Bijouterie lease

Professional sale 585 000 €

Product type **Transfers of lease rights**	*Building* **Le Montaigne A**	*District* **Carré d'Or**	*Living area* **42 m²**
Bathroom **1**	*Annual costs* **36 000 €**	*Condition* **Good condition**	*Ref.* **NRM-010**

Ideally located a stone's throw from the Jardins du Casino and the **Metropole Shopping Centre**, this commercial premises benefits from a prime location and excellent visibility thanks to its large windows opening onto a particularly busy street.

The property consists of a large showroom area on the ground floor with sales area. In the basement, you will find an office, a storage space and a toilet.

The premises have complete security equipment guaranteeing a peaceful operation: entrance airlock, video surveillance system, alarm and metal curtain.

Lease entitlement: €585,000

Commercial lease 3/6/9 years authorising the following activities: exhibition, advice, purchase, expertise, consignment sale, sale of old, new or second-hand objects, leather goods, antiques, furniture, as well as all assistance and advice services related to these activities, excluding any manufacturing activity.

Monthly rent including service charges: 4.150 €

If you wish, I can also rephrase it in a more **luxury/high-end Monaco real estate** style, as John Taylor, Savills or Sotheby's would.

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.