

# FONTVIEILLE - LEASEHOLD RIGHTS TO SELL - SHOP WINDOW

For sale Monaco

**Sole agent**

**350 000 €**

*"Leasehold to sell in the popular residential area of Fontvieille. Large cellar in the residence."*

Product type	Transfers of lease rights	Num rooms	3
Living area	62 m <sup>2</sup>	Num cellars	1
Exposure	South-East	District	Fontvieille
Condition	Good condition	City	Monaco
Floor	RDC	Release date	Quickly
Annual costs	1 048 €		

In the heart of the Fontvieille district, in a residential area just a stone's throw from the shopping centre, its many shops and offices. The premises are ideally located, close to all amenities.

Transfer of leasehold rights for a commercial premises with shop window and corner unit, with double exposure, including a façade overlooking the Princesse Stephanie shopping arcade and the other on the avenue des Papalis. In good condition, it comprises a reception/sales area, an office, a room that could be used as an office or for storage, a small workshop and a shower room with WC.

Business: the provision of all IT-related services (assembly, design, import, export, wholesale and retail of hardware, software, components and supplies for IT and electronics, equipment hire, etc.).

A large 12.5 sqm cellar in the residence. Few public parkings at the immediate vicinity.

Annual rent €15,924 + €1,048 service charges



Ref. : C1082

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