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## LA ROUSSE / SAINT ROMAN - COMMERCIAL PREMISES

## For sale Monaco

## Price on request

"Located in the district of La Rousse / Saint Roman, commercial premises for sale in very good condition and fully functional. Strong potential and an already established clientele."

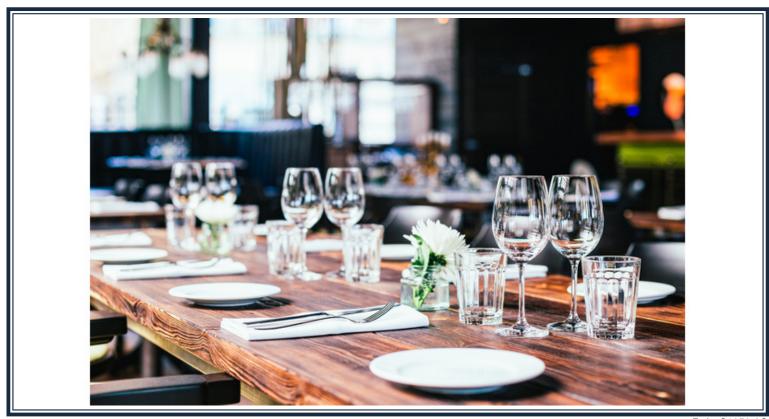
| Product type | Commercial enterprise | District  | La Rousse - Saint Roman |
|--------------|-----------------------|-----------|-------------------------|
| Total area   | 200 m <sup>2</sup>    | City      | Monaco                  |
| Living area  | 150 m <sup>2</sup>    | Condition | Very good condition     |
| Terrace area | 50 m <sup>2</sup>     |           |                         |

Restaurant with a surface area of approximately 200 sqm including the terrace on the same level. Strategic location in the heart of the main residential area of Monaco.

Capacity of 80 seats with the terrace. The team is currently composed of 4 cooks and 2 waiters.

Monthly rent : €5 500 + charges for the restaurant. No terrace fee.

Possibility to buy two parking spaces nearby in addition.



Ref. : C1052-20

This document is confidential and does not form part of any offer or contract. All measurements and areas are approximate. The information and plans contained herein are believed to be correct. The photographs show only certain parts of the property at the time they were taken. This offer is subject to change of price or other conditions, without prior notice. Agency fees not included

