

## LE TROCADERO - BUSINESS WITH SHOP WINDOW

For sale Monaco

**Sole agent**

590 000 €

*"Business located near the Carré d'Or and Larvotto districts benefiting from a beautiful shop window with visibility."*

Product type	Transfers of lease rights	Num rooms	-
Living area	145 m <sup>2</sup>	Building	Trocadero
View	Avenue de Grande Bretagne	District	Monte-Carlo
Exposure	South	Condition	Good condition
Release date	Quickly		

Located at the bottom of Avenue de Grande-Bretagne in the Monte-Carlo district and on the immediate border of La Rousse-Saint Roman. A strategic location, with quick access to one of Monaco's main arterial roads, providing rapid access to most districts. Close to the Carré d'Or, with rapid lift access to Place des Moulins and the Larvotto beaches. Highly visible premises on 3 levels with delivery spaces in the immediate vicinity.

The surface areas of this commercial premises are as follows:

Ground floor: 55 sq. m. / Entresol: 30 sq. m. / 1st floor: 60 sq. m.

A toilet on the ground floor and a toilet with cloakroom on the 1st floor.

Lease with possibility of all businesses except food and catering.

Commercial lease - Currently rented monthly: €4,422 + €888 of charges.



Ref.: C1069

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