

## MONTE-CARLO - LEASEHOLD - CLOTHES

For sale Monaco

**Co-exclusive**

350 000 €

*"Beautiful boutique with shop window and storage space ideally located in the heart of the Principality."*

Product type	Transfers of lease rights	Num rooms	-
Living area	41 m <sup>2</sup>	District	Monte-Carlo
Condition	Renovated	City	Monaco
Floor	RDC		

Located in the Monte-Carlo district, close to the Carré d'Or, Place du Casino and numerous luxury boutiques. The shop has good visibility with approximately 4.8 linear metres of windows. The premises have recently been tastefully renovated. The ground floor comprises a sales area of approx. 26 sqm with test cabin and WC. A basement of approx. 15 sqm is accessible from the sales area via a trapdoor in the floor. A healthy 6 sqm cellar also completes this property.

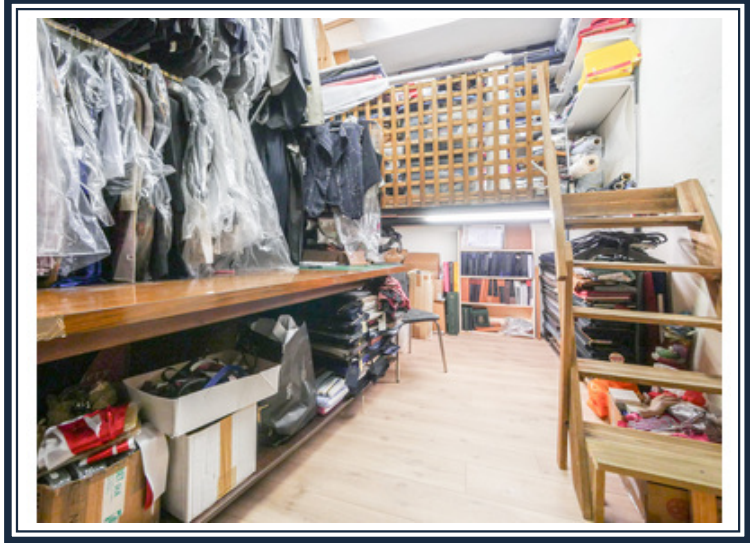
Authorised activity: tailor, alterations, ready-to-wear, sale of fashion accessories, shoes and leather goods.

Commercial lease - Current monthly rent: €1575.83/month + €25 service charges.



Ref.: C1072

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