



## Trocadéro - Commercial premises with window display

Professional sale 490 000 €

<i>Product type</i> <b>Transfer of lease rights</b>	<i>Num rooms</i> -
<i>Building</i> <b>Trocadero</b>	<i>District</i> <b>Monte-Carlo</b>
<i>Total area</i> <b>145 m<sup>2</sup></b>	<i>Ref.</i> <b>3141</b>

Between the Casino gardens and the Larvotto beaches.

This 145m<sup>2</sup> premises offers excellent visibility thanks to its large shop window overlooking the street. Built over three levels, the ground floor comprises a beautiful sales area and a guest toilet; the 1st floor can be used as a sales area and/or office, a cloakroom and a 2nd toilet and the 30m<sup>2</sup> mezzanine floor is ideal for storage.

Transfer of leasehold rights: €490,000

Commercial lease 3/6/9 YEARS

Annual rent €53,064 + Ch.

Lease for all businesses except restaurants

