



## COMMERCIAL WALLS TO SEIZE

Professional sale

Co-exclusive

2 150 000 €

Product type <b>Commercial premise</b>	Num rooms -
Building <b>Villa la Rousse</b>	District <b>La Rousse - Saint Roman</b>
Living area <b>80 m<sup>2</sup></b>	Cellar <b>1</b>
Floor <b>Ground floor</b>	Condition <b>Good condition</b>
Ref. <b>AD-202401</b>	

Located on a main artery of the Principality, this premises offers very good visibility.

This commercial space ideally located on the Boulevard d'Italie offers a great investment opportunity.

With an area of approximately 80 m<sup>2</sup>, it consists of large windows that offer good visibility, a sales area, a storage room, a bathroom and a kitchenette. The property includes a cellar of approximately 18 m<sup>2</sup>.

Currently occupied by a florist business with a 3/6/9 lease agreement from 1 December 1993.

The annual rent is €26,400 + charges.

We also offer you the exclusive sale of the right to lease. PRICE CONTACT US.



