



## FONTVIEILLE - LEASEHOLD RIGHTS TO SELL - SHOP WINDOW

Professional sale

Sole agent

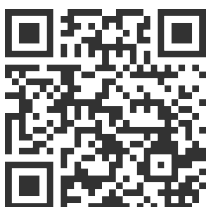
350 000 €

<i>Product type</i> <b>Transfer of lease rights</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>District</i> <b>Fontvieille</b>	<i>City</i> <b>Monaco</b>
<i>Country</i> <b>Monaco</b>	<i>Living area</i> <b>62 m<sup>2</sup></b>
<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>Ground floor</b>
<i>Annual costs</i> <b>1 048 €</b>	<i>Condition</i> <b>Good condition</b>
<i>Release date</i> <b>Quickly</b>	<i>Ref.</i> <b>C1082</b>

Leasehold to sell in the popular residential area of Fontvieille. Large cellar in the residence.

In the heart of the Fontvieille district, in a residential area just a stone's throw from the shopping centre, its many shops and offices. The premises are ideally located, close to all amenities.

Transfer of leasehold rights for a commercial premises with shop window and corner unit, with double exposure, including a façade overlooking the Princesse Stephanie shopping arcade and the other on the avenue des Papalis. In good condition, it comprises a reception/sales area, an office, a room that could be used as an office or for storage, a small workshop and a shower room with WC.



Business: the provision of all IT-related services (assembly, design, import, export, wholesale and retail of hardware, software, components and supplies for IT and electronics, equipment hire, etc.).

A large 12.5 sqm cellar in the residence. Few public parkings at the immediate vicinity.

Annual rent €15,924 + €1,048 service charges

