



## RIGHT TO THE LEASE TO BE SEIZED

Professional sale

Sole agent

650 000 €

|  |   |
|--|---|
| <i>Product type</i><br><b>Transfer of lease rights</b> | <i>Num rooms</i><br>-                             |
| <i>Building</i><br><b>Villa la Rousse</b>              | <i>District</i><br><b>La Rousse - Saint Roman</b> |
| <i>Living area</i><br><b>80 m<sup>2</sup></b>          | <i>Cellar</i><br><b>1</b>                         |
| <i>Floor</i><br><b>Ground floor</b>                    | <i>Condition</i><br><b>Good condition</b>         |
| <i>Ref.</i><br><b>AD-20240122</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.



