



## Transfer of lease rights - Carré d'Or

Professional sale

450 000 €

|   |                                      |
|---|--------------------------------------|
| <i>Product type</i><br><b>Commercial enterprise</b> | <i>Num rooms</i><br><b>Studio</b>    |
| <i>Building</i><br><b>Park Palace</b>               | <i>District</i><br><b>Carré d'Or</b> |
| <i>Total area</i><br><b>65 m<sup>2</sup></b>        | <i>Parking</i><br><b>1</b>           |
| <i>Floor</i><br><b>Ground floor</b>                 | <i>Ref.</i><br><b>EEM-VFC-2202</b>   |

Boutique in the heart of the Carré d'Or. Ideally located, in the shopping mall of the Park Palace, close to the most prestigious luxury boutiques.

Very nice room with showcase of a surface of 60 m<sup>2</sup>.

Completely renovated, the premises can be sold and grouped with the neighbouring premises of 100 m<sup>2</sup>.

Goodwill: €450,000

Current rent H.T.: 2 800 € / month + charges.

Possibility to rent in addition an independent reserve of 60 m<sup>2</sup> and a parking space in the residence.

Activity: Currently in PAP and Luxury Accessories, but can receive all types of activities except food activities.

Luxury residence with concierge and caretaker 24/7.





