



## BEAUTIFUL LOCAL WITH SHOWCASE ON THE BOULEVARD DES MOULINS

Professional sale

Price on request

Product type <b>Transfers of lease rights</b> Total area <b>68 m<sup>2</sup></b>	District <b>Monte-Carlo</b>	City <b>Monaco</b>	Country <b>Monaco</b>
	Floor <b>RDC + S/Sol</b>	Ref. <b>LG-V.G41</b>	

Ideally located on the Boulevard des Moulins, beautiful shop with a beautiful window, with an area of about 68 m<sup>2</sup> on 2 floors. Which also benefits from a reserve of about 20 m<sup>2</sup> on two floors:

- the basement part which serves exclusively as a reserve with access directly from the basement of the premises or from the common areas,
- the part on the ground floor that serves as sanitary and storage, where access can also be made through the common areas.

The premises are rented for commercial use, excluding any other, for: the sale of antiques, occasions, jewelry, artistic objects, furnishings and decoration.

Lease 3 - 6 - 9 due June 30, 2022 or 2025. Rented about € 18,000 + charges, per year.

