



## PRICE REDUCTION - RIGHT TO LEASE TO BE SEIZED

Professional sale

Sole agent

490 000 €

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



