



## LE MONTAIGNE: RIGHT TO COMMERCIAL LEASE

Professional sale

950 000 €

<i>Product type</i> <b>Commercial enterprise</b>	<i>Num rooms</i> <b>6</b>
<i>Building</i> <b>Le Montaigne A</b>	<i>District</i> <b>Carré d'Or</b>
<i>Living area</i> <b>180 m<sup>2</sup></b>	<i>Floor</i> <b>Ground floor</b>
<i>Annual costs</i> <b>4 668 €</b>	<i>Condition</i> <b>Luxurious services</b>
<i>View</i> <b>Town</b>	<i>Exposure</i> <b>North</b>
<i>Release date</i> <b>Quickly</b>	<i>Ref.</i> <b>VTE DROIT AU BAIL MONTAIGNE</b>

Ideally located in the heart of the Carré d'Or, with a magnificent showcase and offering very good visibility

Completely renovated with luxurious materials, the shop is on 2 floors consisting of:

- on the 1st level very nice sales space of 70 sqm with 16 meters of window

- on the R-1 110 sqm with 12 meters of window with sales area, storage space, office, kitchen area and 2 toilets.

Activity: *Creation, manufacture, purchase and retail of high-end men's and women's ready-to-wear, fashion, lingerie, aesthetics, leather goods, footwear, luxury accessories and household goods and decoration. Design,*



*manufacture, purchase and sale of jewellery, timepieces and jewellery,*

Monthly rent 10 142 € (20% VAT recoverable extra)

Condominium fees per month 389€ (not subject to VAT)



