



## URGENT! Right to lease - Commercial/professional premises - At the gates of Monaco

Professional sale

65 000 €

<i>Product type</i> <b>Transfers of lease rights</b>	<i>City</i> <b>Beausoleil</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>75 m<sup>2</sup></b>
<i>Floor</i> <b>rdc</b>	<i>Annual costs</i> <b>480 €</b>
<i>Release date</i> <b>Quickly</b>	<i>Ref.</i> <b>AL 236 FR bis</b>

A stone's throw from Monaco train station

2 minutes from the train station and on the border of Monaco, discover this air-conditioned professional premises of approximately 75 m<sup>2</sup>, lease all commerce, subject to authorizations.

The premises consist of a spacious reception hall of about 20 m<sup>2</sup> with guest toilet and sink, a large main room of about 45 m<sup>2</sup> with a view of the inner courtyard, an additional room of about 6 m<sup>2</sup> equipped with a kitchenette and cumulus, a second toilet with sink. A second entrance, direct access from the building.

Possibility of dividing the room into two separate spaces, each with its own access - ideal for two practitioners or complementary activities.

Strategic location: close to Monaco, train station, transport and amenities.

Current annual rent: €27,458 + Annual service charges: €480

(Subject to change of designation according to the future activity.)

A rare property in this sought-after area! To visit without delay!

Any serious offer will be taken into consideration.





