



## ANNONCIADE - RIGHT TO LEASE

Professional sale

Sole agent

490 000 €

<i>Product type</i> <b>Transfers of lease rights</b>	<i>District</i> <b>La Rouse - Saint Roman</b>
<i>City</i> <b>Monaco</b>	<i>Country</i> <b>Monaco</b>
<i>Living area</i> <b>45 m<sup>2</sup></b>	<i>Floor</i> <b>Ground floor</b>
<i>Condition</i> <b>Very good condition</b>	<i>View</i> <b>CITY</b>
<i>Exposure</i> <b>SOUTH</b>	<i>Release date</i> <b>To be determined</b>
<i>Ref.</i> <b>V2161</b>	

Right to lease commercial premises, in perfect interior condition.

Located on the ground floor with a beautiful window

Saint Roman, l'Annonciade sector: Right to lease for commercial premises, in perfect interior condition with reversible air conditioning.

Located on the ground floor of a renowned residence and benefiting from a beautiful window along the entire length of the premises, facing south on the street, giving it a good visibility.

The premises are fitted out with an office space separated by a semi-opaque bay window that can be used as an executive office, a main room with space for two desks and storage, an airlock with cupboard and a toilet with washbasin.



Commercial lease 3/6/9 with a rent of 3.100€ / month + charges, until January 23, 2032.



