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Assignment of the right to the Carré d'or Bijouterie lease

Professional sale — 585 000 €

Product type **Transfers of lease rights**	*Building* **Le Montaigne A**	*District* **Carré d'Or**	*Living area* **42 m²**
Bathroom **1**	*Annual costs* **36 000 €**	*Condition* **Good condition**	*Ref.* **NRM-010**

Ideally located a stone's throw from the Jardins du Casino and the **Metropole Shopping Centre**, this commercial premises benefits from a prime location and excellent visibility thanks to its large windows opening onto a particularly busy street.

The property consists of a large showroom area on the ground floor with sales area. In the basement, you will find an office, a storage space and a toilet.

The premises have complete security equipment guaranteeing a peaceful operation: entrance airlock, video surveillance system, alarm and metal curtain.

Lease entitlement: €585,000

Commercial lease 3/6/9 years authorising the following activities: exhibition, advice, purchase, expertise, consignment sale, sale of old, new or second-hand objects, leather goods, antiques, furniture, as well as all assistance and advice services related to these activities, excluding any manufacturing activity.

Monthly rent including service charges: 4.150 €

If you wish, I can also rephrase it in a more **luxury/high-end Monaco real estate** style, as John Taylor, Savills or Sotheby's would.

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