

SOLE AGENT



For sale Monaco - Monte-Carlo
LE TROCADERO - BUSINESS WITH SHOP WINDOW

195.000 €

145 sqm

Total area

Business located near the Carré d'Or and Larvotto districts benefiting from a beautiful shop window with visibility.

7 Avenue des Papalins
« Immeuble Michelangelo »
98000 Monaco

C1069

1 / 3

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Property features

Product type :	Transfers of lease rights	Building :	Trocadero
District :	Monte-Carlo	Living area :	145 m ²
Condition :	Good condition	View :	Avenue de Grande Bretagne
Exposure :	South	Release date :	Quickly
Ref. :	C1069		

Descriptions

Located at the bottom of Avenue de Grande-Bretagne in the Monte-Carlo district and on the immediate border of La Rousse-Saint Roman. A strategic location, with quick access to one of Monaco's main arterial roads, providing rapid access to most districts. Close to the Carré d'Or, with rapid lift access to Place des Moulins and the Larvotto beaches. Highly visible premises on 3 levels with delivery spaces in the immediate vicinity.

The surface areas of this commercial premises are as follows:

Ground floor: 55 sq. m. / Entresol: 30 sq. m. / 1st floor: 60 sq. m.

A toilet on the ground floor and a toilet with cloakroom on the 1st floor.

Lease with possibility of all businesses except food and catering.

Commercial lease - Currently rented monthly: €4,422 + €888 of charges.

