## SPRING PALACE MONTE-CARLO



## SHOP NEAR THE CASINO



## **DESCRIPTIVE:**

Located on a busy commercial thoroughfare, this magnificent open-space premises has large shop windows. Its central location is a major asset.

With a total surface area of 200 M2, it comprises :

- ground floor: shop with central island, toilets.
- Basement: storeroom, cloakrooms and kitchen.

CURRENT LICENCE: tearoom, confectionery and pastry shop, creamery, restaurant with service of sweet wines, so-called liqueurs and service of wine at tables, on-site consumption of aperitifs, liqueurs and spirits.

CURRENT ANNUAL RENT: €. 36,000/year + rental charges i.e. €. 240/M2/year

**REF: VM2106** 



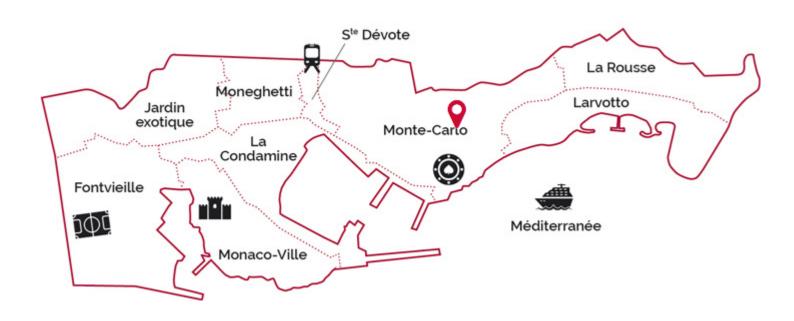
\*marketable surface area

This document does not form part of any offer or contract. All measurements, areas and distances are approximate. The information and plans contained herein are believed to be correct, however, their accuracy is not guaranteed. The photographs show only certain parts of the property at the time they were taken. This offer is subject to change of price or other conditions, without prior notice.





## SHOP NEAR THE CASINO



legal This document does not form part of any offer or contract. All measurements, areas and distances are approximate. The information and plans contained herein are believed to be correct, however, their accuracy is not guaranteed. The photographs show only certain parts of the property at the time they were taken. This offer is subject to change of price or other conditions, without prior notice.

