



## COMMERCIAL ESTATE IN THE HEART OF CARRE D'OR

6 500 000 €



### DESCRIPTIVE :

Located in a luxury residence with 24-hour security, in the heart of the Principality in the Carré D'Or, close to the Métropole shopping centre and Monte-Carlo's luxury hotels.

With a total surface area of 125 M2, it comprises :

- ground floor: large open-space area with large display window, sanitary facilities.
- lower floor: lounge and fitting room.

COMMERCIAL LEASE: expires 15/06/2028

CURRENT LICENCE: ready-to-wear, accessories and shoes.

CURRENT ANNUAL RENT: €. 144,000/year + rental charges i.e. €. 1,152/M2/year

REF: VM1959

### DETAILS



\*125 m<sup>2</sup>



Renovated



Street view

\*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.

