



COMMERCIAL PREMISES IN THE HEART OF FONTVIEILLE

1 290 000 €



DESCRIPTIVE :

Attractive Japanese restaurant-snack bar located on the Fontvieille marina harbour in a prime location opposite the harbour master's office. With a total surface area of 47 SQM, it comprises a restaurant room divided into two parts (approx. 28/30 covers) with counter/bar, fitted kitchen and toilets. It also has a 19 SQM outdoor terrace (seats approx. 12).

COMMERCIAL LEASE subject to Law 490, started on 14/04/2016.

CURRENT LICENCE: snack bar with no cooking on the premises and takeaway sales of alcoholic drinks.

CURRENT ANNUAL RENT (restaurant): €. 87,524 + Service charges €. 7,400, i.e. €. 1.862/M2/year

RENT Terrace (rented on a yearly basis to the Monaco Town Hall): €. 2,000/quarter from 01/07/2023 to 31/12/2023.

REF: VM2058

DETAILS



*47 m²



Excellent condition



Facing east



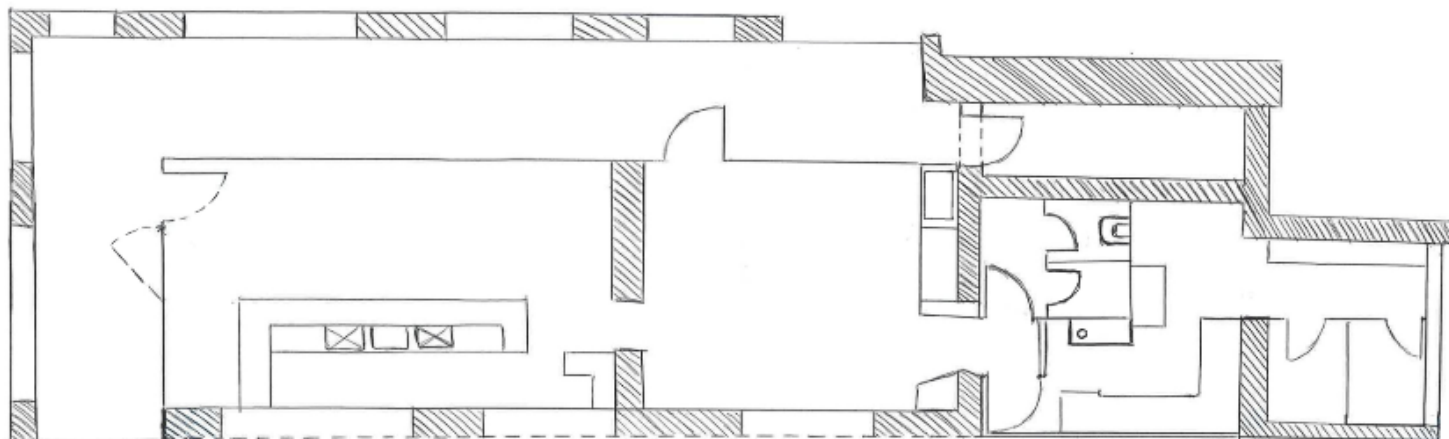
Rock view

*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.



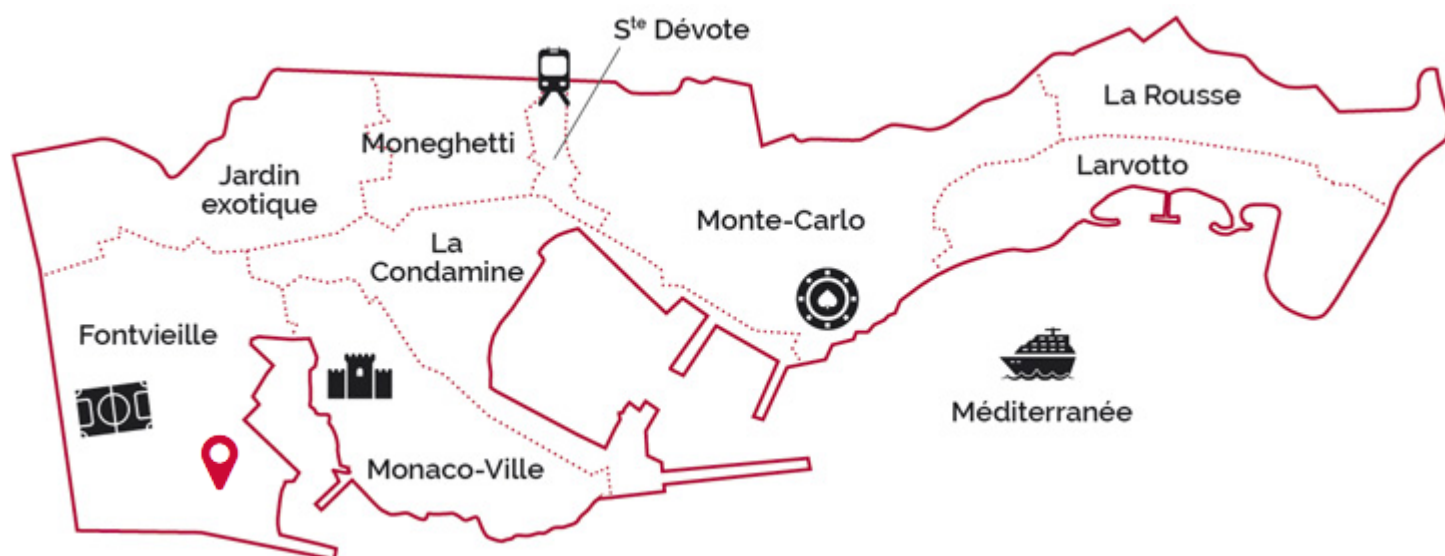
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