



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

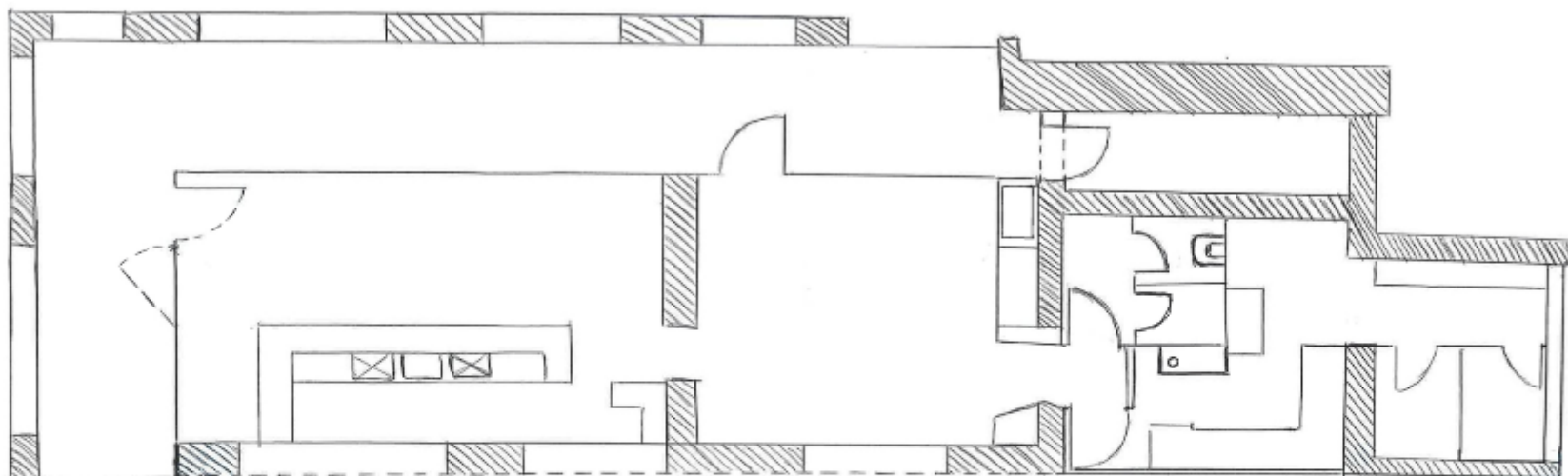


Rock view

*marketable surface area

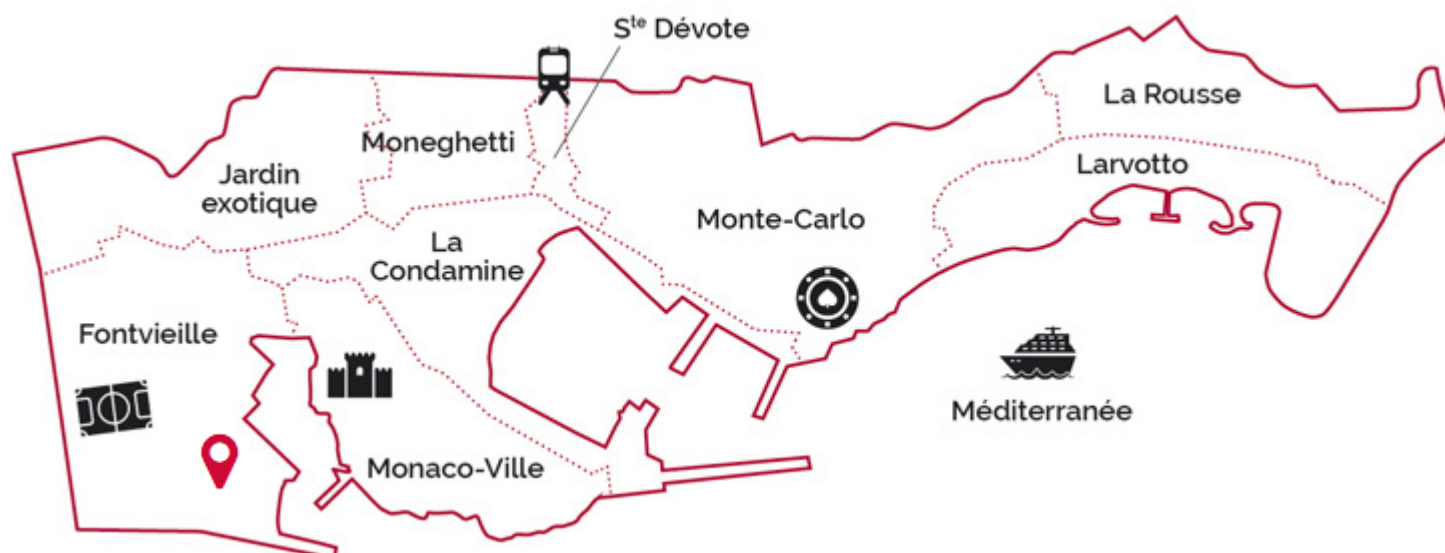


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