

## EXCEPTIONALLY WELL SITUATED SHOP CONDAMINE

Professional sale

2 200 000 €

<i>Product type</i> <b>Commercial enterprise</b>	<i>Num rooms</i>
<i>District</i> <b>Condamine</b>	<i>City</i> <b>Monaco</b>
<i>Country</i> <b>Monaco</b>	<i>Floor</i> <b>Ground floor</b>
<i>Condition</i> <b>Very good condition</b>	<i>View</i> <b>town</b>
<i>Ref.</i> <b>MIMLGk</b>	

Beautiful shop with a large surface area of 188 m2, it features a large visible shop window. The boutique is on 2 floors and it is in perfect condition.

Very well placed on a popular shopping street in the Condamine, next to the traditional market, an ideal placement for shops and only a few minutes away from the port of Monaco (port hercule) and the railway station. This area is famous for being the starting and finishing place of the Monaco Grand Prix.

Monthly rent 1 948,96€

Provisional charges 72,60€

"Current activity: sales of fashion clothing and accessories including office use"

If the premise were to be sold or the right to the lease is transferred, the owner gives approval for a change in activity, with the exception of any noisy, smelly or harmful trade commerce that may harm the neighborhood or the aesthetics of the store. However it is formally forbidden for the activity of dry cleaning.

The shop is composed of:

- Main shops surface area of 39.90m2 level with the Rue Grimaldi
- Second level and office surface area of 70.59M2 with access to a covered courtyard of 25.76m2
- Basement 76.87M2 (warehouse)