

**URGENT! Right to lease - Commercial/professional premises - At the gates of Monaco**  
**For sale France** **65 000 €**

A stone's throw from Monaco train station

Product type	Sales of commercial lease	Num rooms	-
Living area	75 m <sup>2</sup>	City	Beausoleil
Floor	rdc	Country	France
Release date	Quickly	Annual costs	480 €

2 minutes from the train station and on the border of Monaco, discover this air-conditioned professional premises of approximately 75 m<sup>2</sup>, lease all commerce, subject to authorizations.

The premises consist of a spacious reception hall of about 20 m<sup>2</sup> with guest toilet and sink, a large main room of about 45 m<sup>2</sup> with a view of the inner courtyard, an additional room of about 6 m<sup>2</sup> equipped with a kitchenette and cumulus, a second toilet with sink. A second entrance, direct access from the building.

Possibility of dividing the room into two separate spaces, each with its own access - ideal for two practitioners or complementary activities.

Strategic location: close to Monaco, train station, transport and amenities.

Current annual rent: €27,458 + Annual service charges: €480

(Subject to change of designation according to the future activity.)

A rare property in this sought-after area! To visit without delay!

Any serious offer will be taken into consideration.



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