

LOUNGE BAR - IDEALLY LOCATED IN THE CONDAMINE

For sale Monaco

1 100 000 €

This lounge bar for sale is ideally located. Located in a pedestrian zone in La Condamine, close to a school and the station, it guarantees frequent pedestrian traffic. It has a total of 90 seats, including 32 on the outdoor terrace.

It has been recently renovated and features a modern, elegant decor. The dining room is comfortable and intimate; consisting of an entrance hall, dining room with tables, chairs and bar counter, a 2nd dining room, kitchen (without extraction), disabled toilet and 2nd toilet. The outdoor terrace offers a beautiful view of the lively street.

|              |                       |           |           |
|--------------|-----------------------|-----------|-----------|
| Product type | Commercial enterprise | Num rooms | -         |
| Condition    | Very good condition   | District  | Condamine |
| Floor        | Ground floor          | City      | Monaco    |
| Annual costs | 600 €                 |           |           |

**The lease activity:** "Bar, atmosphere and musical entertainment subject to appropriate administrative authorizations, sale for consumption on site of wines, spirits and spirits; organization of cocktails and cold buffets at home, Italian paninothèque with service of sandwiches, salads, sweets and pastries, preparation and sale of raw fish, sale of industrial ice cream with home delivery of sandwiches and sushi".

**Rent:** €84,000/year (€7,000/month) for a period of six years.

From the seventh year, i.e. 15/11/2024, the rent will be € 10,000 / month

