

**Sole Agent Carré d'Or - Boutique in the « Les Allées Lumières »**

**For sale Monaco**

**Sole agent**

**1 250 000 €**

Product type	Commercial enterprise	Num rooms	1
Living area	155 m <sup>2</sup>	Num parking	1
Garden area	155 m <sup>2</sup>	Building	Park Palace
Condition	Good condition	District	Carré d'Or

Very beautiful boutique located in the heart of the Carré d'Or, in a very luxurious shopping gallery.

COMMERCIAL SPACE Park Palace building, 31 Avenue de la Costa - 98000 Monaco Located opposite the Casino gardens under the Arcades of the Park Palace. Environment: CARTIER, DIOR, LOUIS VUITTON, LANVIN, SONIA RYKIEL, CIRIBELLI, CHANEL, CELINE, MONT BLANC etc. Nearby: ESCADA, ESCADA SPORT, JEAN JACQUES (Brioni, Kiton, Loro Piana), ATMOSPHERE (Multibrand, Sergio Rossi, Bottega Veneta, Jimmy Choo, Marc Jacobs, Tod's) etc.

AREA On the ground floor, commercial space of 155 m<sup>2</sup>. A parking space.

FACADE Frontage of +/- 5m linear.

DESTINATION Decorator, sale of new and old furniture, restoration of furniture and pianos, sale of paintings, art objects, lighting, gifts, stretched fabrics, painting, floor coverings, sewing workshop for all curtain work, etc. , Refection of seats, canapes, etc. Development and embellishment of boats, shops and apartments.

THE LEASES The Commercial Premises: A 3, 6, 9 Year Lease

THE RENTS The Commercial Space: Rent of 6.444.4euros HT per month + charges (parking space included).



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