

# 201

# ROC AGENCY

— M O N A C O —

EXCLUSIVE TO ROC AGENCY – OCCUPIED COMMERCIAL PREMISES IN THE HISTORIC HEART OF MONACO-VILLE

1 390 000 €



## SUMMARY :

TOTAL SURFACE AREA : **36 M2**

LIVING AREA : **36 M2**

OUTDOOR SPACE : -

NUMBER OF ROOMS : -

PARKING :

CELLAR :

VIEW : -

CONDITION : **Perfect condition, renovated**

For any questions do not hesitate to contact us : Phone : +377 93 25 35 20 - email : [jyl@rocagency.com](mailto:jyl@rocagency.com)

### **ROC AGENCY - Monte-Carlo**

6, Imp. de la Fontaine  
98000 Monaco



### **ROC AGENCY - Monaco-Ville**

28, rue Comte Félix Gastaldi  
98000 Monaco

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**Rare opportunity** – Exclusive sale of commercial premises located in Monaco-Ville.

This exceptional property, with a surface area of approximately 36 m<sup>2</sup> and in perfect condition, enjoys a strategic location in one of the most authentic and touristy areas of the Principality, close to the Prince's Palace and the iconic sites of Le Rocher.

The premises are currently leased and operated under a 3/6/9 lease granted on secure terms:

**Secure annual rent:** €20,664 (€1,722/month)

**Authorised activities:** Ready-to-wear clothing, beachwear and lingerie items and accessories, leather goods, costume jewellery, souvenirs, embroidery, handicrafts, household linen, etc., as well as physical and online sales.

**Tenant in place** under a commercial lease with an extended scope.

**Condition:** Perfect presentation and maintenance.

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