



Local Commercial With High Visibility

Professional sale

2 000 000 €

<i>Product type</i> Premises	<i>Num rooms</i> 2 rooms
<i>Building</i> Botticelli	<i>District</i> Fontvieille
<i>Living area</i> 47,50 m²	<i>Bathrooms</i> 2
<i>Annual costs</i> 7 800 €	<i>Condition</i> Very good condition
<i>Rented</i> Yes	<i>View</i> City
<i>Ref.</i> MCE214	

Commercial local in very good condition and high ceiling.
Direct access with beautiful window and high visibility.

Services provided by the Fontvieille Village Guard Post: Reception of parcels, security by regular rounds and on-call (air conditioning, heating etc...)

Monthly rent excl. VAT: € 4500.00

VAT 20 %: € 900.00

Monthly Flat Rate Charges: € 650.00

(Water consumption, air conditioning and heating supply included. The maintenance contract for the fan coils is the responsibility of the tenant with the company H.M.C. approved by the Syndic)



TOTAL Monthly incl. VAT € 6050.00

The rental period is 1 year, expiring on 30/09/27.

Current lease for use as an administrative office.