

SHOP

ESCH-SUR-ALZETTE

REF. 9409

3 000 €

Monthly charges : 300€

70m² Surface (m²)



Right in the centre of Esch-sur-Alzette, in the heart of Rue de l'Alzette – a pedestrianised shopping street – your Unicorn estate agency is offering this 70 m² commercial premises with a shop front for rent.

The first area of the premises covers approximately 21 m², stretching from the entrance via the shop front to the stairs.

A few steps then lead up to the larger part of the available space on the upper level, which is divided into two distinct areas: the main area of approximately 35 m² and a smaller area of 10 m², with access to the basement and the toilet via a lift.

In order to comply with the local regulations of the town of Esch-sur-Alzette for Rue de l'Alzette, it is mandatory to carry out a commercial activity on these premises.

The layout of the premises does not allow for catering activities.

The rent is subject to VAT.

In addition, it is possible to rent one parking space for €80 per month.

The property offered for rent is currently undergoing renovation; the photographs shown in the advert have been slightly retouched to reflect an estimated state of completion.

Availability to be agreed.

Rental terms:

- AAgency commission: 15 per cent of the first year's gross rent + VAT, payable by the tenant
- 3-6-9 lease
- Bank guarantee payable on first demand issued by a Luxembourg bank

For further information or to arrange a viewing, please contact your branch on +352 26 54 17



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<https://www.unicorn.lu/en/detail-9409-location-commerce-esch-sur-alzette>



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