

# SHOP

## LUXEMBOURG-CENTRE

REF. 5690

## RENTED

315m<sup>2</sup> Surface (m<sup>2</sup>)



In the heart of the very prestigious pedestrian zone, rue Beaumont, in Luxembourg-Centre, this commercial space with a surprising cachet does not lack assets to seduce.

Rising on 3 serviceable levels of 315m<sup>2</sup>, it dazzles by its top-of-the-range finishes housing the most prestigious brands. Entirely renovated, even though it possesses restored period wonders, it offers its tenant the opportunity to make his products shine and to welcome his customers in all discretion.

As you enter, magnificent glass staircases sublimated by the stone walls and natural light, will allow you to welcome your customers in a 90m<sup>2</sup> space, all in delicacy. At the back, a private space with a small kitchen opening on an interior courtyard decorated with a botanical wall.

By taking the modern stairs or the private elevator of 1.5m<sup>2</sup>, you will discover a floor of 110.6m<sup>2</sup> shining by its aestheticism.

Further down, the vaulted cellar with its undeniable cachet offers a private space for your clients, especially thanks to its fitting room and a room with a 4m high ceiling, a promising luxurious charm. On the same level, two storage spaces of 8.9m<sup>2</sup> and 11m<sup>2</sup>.

The ensemble has the necessary services: floor heating, cold ceiling, electric blinds as well as automatic doors.

Access conditions :

- Lease 3/6/9 years
- Agency commission: 15% of the first annual gross rent.

For any information, contact our agency at +352 26 54 17 17.

<https://www.unicorn.lu/en/detail-5690-location-commerce-luxembourg-centre>



18, rue du Marché-aux-Herbes  
L-1728 Luxembourg  
Grand Duché du Luxembourg

info@unicorn.lu  
www.unicorn.lu

T. +352 26 54 17 17  
T. +352 26 53 25 36