

# SHOP

## ESCH-SUR-ALZETTE

REF. 7014

1 700 €

Monthly charges : 450€

115m<sup>2</sup> Surface (m<sup>2</sup>)



Right in the heart of Esch-sur-Alzette, in the Denise residence on Rue du Canal, your Unicorn real estate agency is offering this commercial/professional space with shop window for rent.

With a surface area of 83.52m<sup>2</sup> on the first floor and 31.74m<sup>2</sup> in the basement, it is available immediately. Its bay windows open onto the busy street and a first room that can be used as a reception area, secretariat or open space. Entirely open-plan, the first floor's well-thought-out layout can also accommodate several offices.

The lower floor, accessible by stairs, can easily be used for archives, storage or other purposes. Toilets are also available on this level.

Catering is not permitted in the condominium, preferable for a liberal profession.

Rental conditions :

- Lease : 3/6/9
- Deposit: 6 months
- Agency fee: 15% excl. VAT of first annual gross rent + VAT

For further information or to arrange a viewing, please contact our agency on +352 26 54 17 17.

<https://www.unicorn.lu/en/detail-7014-location-commerce-esch-sur-alzette>



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