

SHOP  
**ESCH-SUR-ALZETTE**  
REF. 7378

**3 000 €**

Monthly charges : 300€

74m<sup>2</sup> Surface (m<sup>2</sup>)



Right in the centre of the town of Esch-sur-Alzette, in the heart of the Rue de l'Alzette, a pedestrianised shopping street, your Unicorn estate agency is offering this 74m<sup>2</sup> commercial premises with shop window for rent.

This spacious and practical business premises has numerous windows, a good sales area, a storage room and a toilet.

In addition, it is possible to rent 1 parking space for €80/month.

Available mid-July 2024.

Rental conditions:

- Agency commission: 15% of the first annual gross rent + VAT
- 3-6-9 lease
- First demand bank guarantee issued by a Luxembourg bank

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

<https://www.unicorn.lu/en/detail-7378-location-commerce-esch-sur-alzette>



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

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

info@unicorn.lu  
www.unicorn.lu