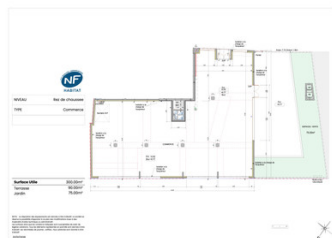


MENTON CENTRE – APPROX. 300 M NEW-BUILD COMMERCIAL PREMISES WITH LARGE TERRACE & GARDEN



INFORMATION

Town:	Menton
Department:	Alpes-Maritimes
Bed:	0
Bath:	0
Floor:	300 m2
Plot Size:	165 m2

IN BRIEF

Rare opportunity to acquire substantial new-build commercial premises in the heart of Menton, approximately 300 metres from the seafront and beach. Offering approximately 300 m² of flexible commercial space, complemented by an exceptional 90 m² terrace and 75 m² private garden. Ideally positioned close to shops, transport and major amenities, the premises offer excellent potential for a variety of commercial or professional activities, subject to the necessary authorisations. Asking price: €1,855,000. Expected delivery Q4 2027.

ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

DESCRIPTION

In the heart of Menton, these substantial ground-floor new-build commercial premises offer approximately 300 m² of flexible commercial space, complemented by exceptional private outdoor areas.

A major feature is the 90 m² terrace and 75 m² garden, providing a combined 165 m² of exterior space and offering considerable potential depending on the future commercial activity.

The predominantly open-plan configuration allows a purchaser to design and fit out the premises according to their business requirements. The architectural plan also identifies a sanitary area of approximately 5 m², together with technical and ventilation/service areas. Certain fit-out and insulation works are indicated as being at the purchaser's responsibility.

The premises could potentially accommodate a range of retail, showroom, professional, medical or paramedical, wellness, beauty or hospitality-related activities, subject to confirmation that the intended use is permitted and to any necessary technical, regulatory and administrative approvals.

Prime central Menton location:

The property enjoys an excellent position, surrounded by shops, services and transport while remaining just a short walk from the Mediterranean: Promenade du Soleil and Casino beach approximately 300 m

Jardin Biovès immediately nearby

Palais de l'Europe approximately 80 m

Casino de Menton approximately 200 m

Menton railway station approximately 400 m

Bus connections approximately 100 m

Old Menton and the Marché des Halles within easy reach

Monaco approximately 20 minutes by car

The combination of a large open-plan interior,

NOTES