



**Retail space****Rented**152 m<sup>2</sup>, Prague 7, Bubeneč, Korunovační

Service price	3 844 CZK monthly
Total area	152 m <sup>2</sup>
Available area	152 m <sup>2</sup>
Parking	-
PENB	G
Reference number	100939

**Retail space for lease with direct entrance from the street in an attractive and busy location on Letná in Prague 7 - Bubeneč, near the tram stop Letenské náměstí.**

The space is divided into 5 separate rooms - each with its own shower. There is also a kitchenette and 3 separate toilets. In addition to the main entrance from the street, there is a second entrance leading to the common areas of the house. The unit has been renovated in late 2021, approved for a service business, beauty/hairdressing studio, massage and relaxation salon. A parking space can be rented in the garage of the building.

**Location:**

The space is located directly on the main Bubeneč Avenue, a busy place with excellent public transport accessibility. The tram stop is a 4-minute walk away, and the Hradčanská (line A) metro station is also nearby.

**Features and Services:**

- Reception on the ground floor
- 5 separate rooms
- Social facilities, shower
- Kitchenette
- Heating
- Air conditioning
- Vinyl flooring
- Furniture
- Parking space

Rental and service charges are listed without VAT. Lessee pays no commission.



