



## Retail space

133 m<sup>2</sup>, Brno, Štýřice, Vídeňská

**Sold**





## Retail space

**Sold**133 m<sup>2</sup>, Brno, Štýřice, Vídeňská

Total area	133 m <sup>2</sup>
Parking	Yes
PENB	G
Reference number	101572

This highly visible, air-conditioned commercial space with a variable layout and a barrier-free entrance directly from the street is located on the ground floor of a modern building standing at a busy intersection, on the corner of Vídeňská and Vinohrady streets. The place is easily accessible by car and public transport.

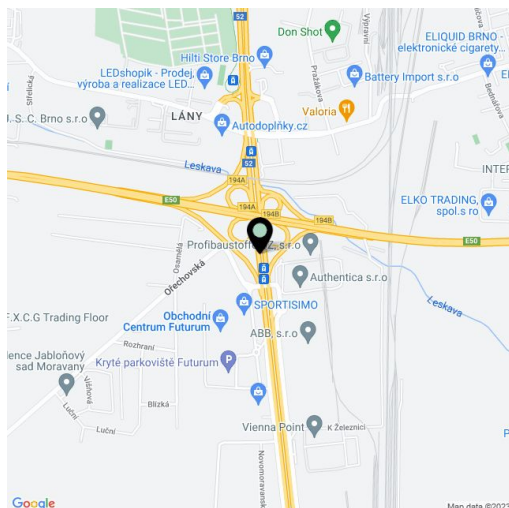
The area is divided into a main room with **direct barrier-free access from the outside**, a kitchen, a toilet, a shower, and a cleaning room.

The ceiling height is approx. **3 m**, the floor is tiled, heated by a gas boiler, the space is air-conditioned, and part of the equipment is an **alarm**. The shop window space is **ideal for placing advertising**, and in the opposite building, there is the possibility of renting a large **advertising area** (approx. 4 x 6 m) from HOA. The purchase price includes **1 dedicated outdoor parking space in the courtyard**.

The place is located near the **city center**, which is about 10 minutes away by tram. Schools, sports fields, and other institutions are in the vicinity, which brings potential customers to the area. There are **parking options** nearby.

Total area 133 m<sup>2</sup>.

The purchase price is without VAT.



**Retail space**133 m<sup>2</sup>, Brno, Štýřice, Vídeňská**Sold**

Vídeňská, Brno - Štýřice

Obchodní prostor

1	Obchodní prostor	123,09 m <sup>2</sup>
2	Chodba	1,73 m <sup>2</sup>
3	WC	1,30 m <sup>2</sup>
4	Úklid	1,26 m <sup>2</sup>
5	Sprcha	2,32 m <sup>2</sup>
6	Šatna	3,92 m <sup>2</sup>

