



## Retail space

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

**Sold**





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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.

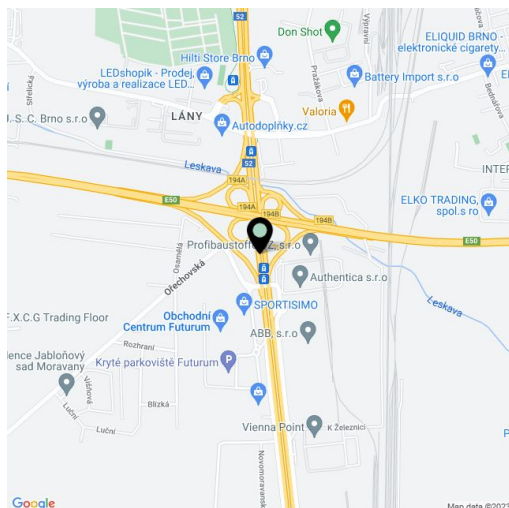
The area is divided into a main room with direct barrier-free access from the outside, a kitchen, a toilet, a shower, and a cleaning room.

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.



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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>

