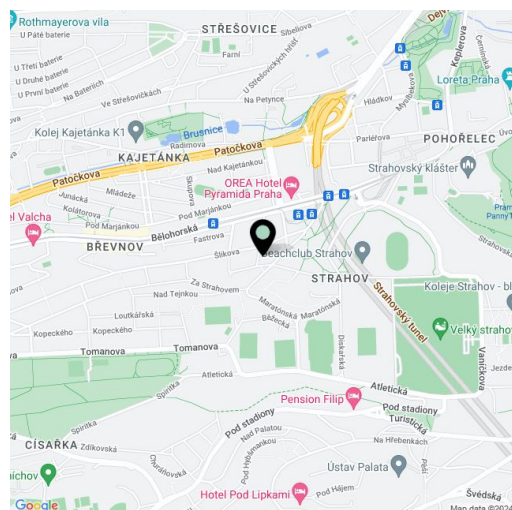




**Retail space**159 m², Praha 6, Břevnov, Závěrka**€ 312 376 | CZK 7 900 000**

Total area	159 m ²
Parking	-
PENB	E
Reference number	104178



This non-residential space with a usable area of more than one hundred meters is located in the basement of a historic building set on a quiet street in Prague 6 - Břevnov near the Marjánka tram stop.

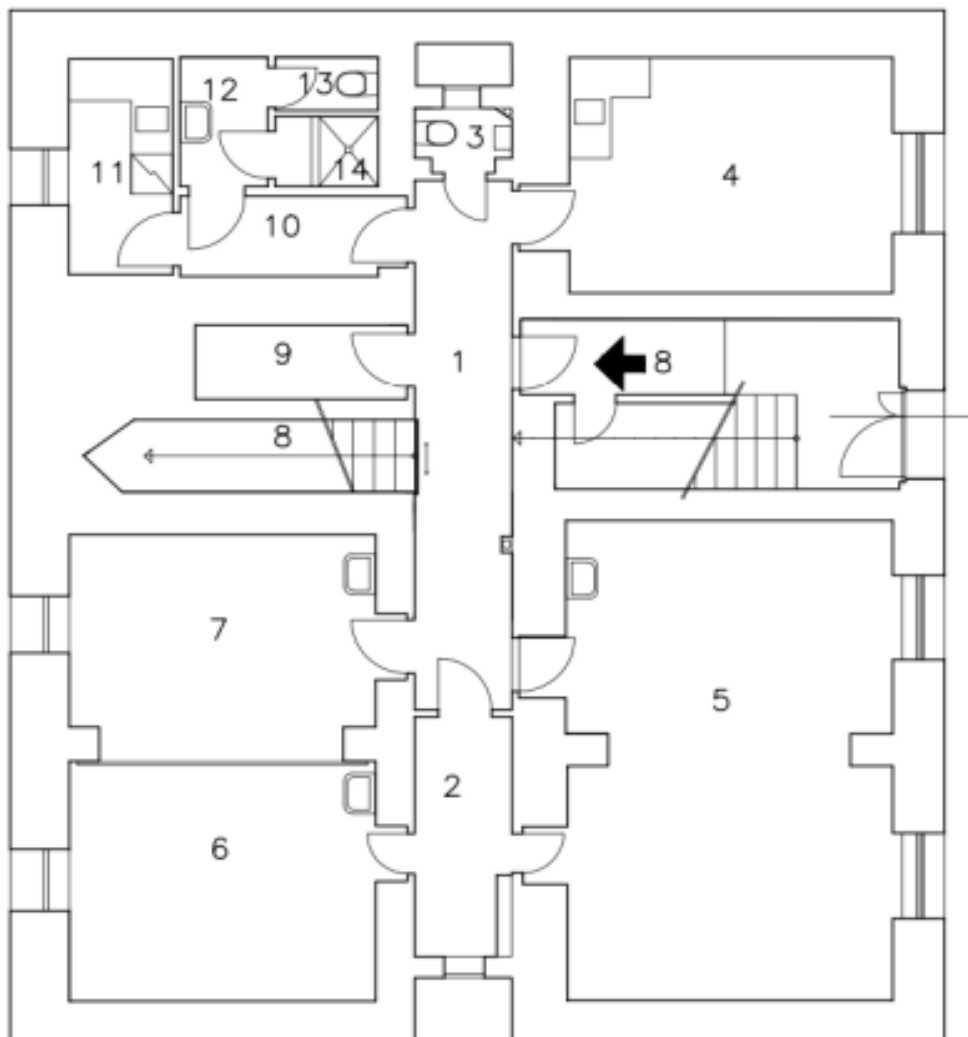
The area consists of **4 separate rooms**, a kitchen, a toilet, a shower, a cleaning room, warehouse space, storage space under the stairs, and an entrance hall.

The non-residential unit has been approved by the hygiene authority as a **hairdresser's salon**, but it can also be used as a fitness center or massage services. The windows face the street and towards the **garden** in the courtyard, which is available to the owners of the building's residential units.

An attractive location near the main Břevnov street, **Bělohorská**, an approx. 5-minute walk from a tram stop, and close to **Strahov, Ladronka Park, and Prague Castle**.

The non-residential space is leased for an indefinite period.

Usable area 117.05 m², floor area 158.59 m².



LEGENDA MÍSTNOSTÍ (PLOCHY BEZ ZDÍ)

Č.M.	MÍSTNOST	UŽIT.PL. m ²	Č.M.	MÍSTNOST	UŽIT.PL. m ²
1	VSTUPNÍ CHODBA	11,10	8	SCHODY-SKLAD	4,80
2	CHODBA	4,75	9	SKLAD	3,42
3	ÚKLID	1,23	10	CHODBA-KUCHYŇKA	3,87
4	KADERNICTVÍ	16,40	11	KUCHYŇKA	4,83
5	FITNESS	31,16	12	PŘEDSÍŇ WC	2,45
6	MASÁŽE	15,82	13	WC	1,17
7	KOSMETIKA	14,50	14	SPRCHA	1,55
CELKEM					117,05

UŽITNÁ PLOCHA NEBYTOVÉHO PROSTORU 117,05m²PODLAHOVÁ PLOCHA NEBYTOVÉHO PROSTORU 158,59m²