





Retail space

80 m², Praha 10, Vršovice

€ 272 835 | CZK 6 900 000

Total area	80 m ²
Parking	-
PENB	D
Reference number	105029

This nicely arranged non-residential space with direct access from the street, suitable for example as a store, showroom, design studio, or architectural office, is located on the ground floor of an Art Nouveau corner building standing on one of the main thoroughfares in Vršovice, a lively street lined with trees.

The east-facing area is divided into a **main room** (approx. 60 m²) and a **staff area** (approx. 20 m²) with a kitchen, toilet, and storage. The main room has an **entrance from the street** and **two highly visible shop windows**.

The space approved as a shop is **very carefully maintained**. It has been leased for a long time and will be available from September, offering the possibility for **investment or personal business use**.

An excellent place in a traditional residential area with a **complete infrastructure**, a short distance from a bus and tram stop, less than a 5-minute drive from the **Náměstí Míru metro station**. The elegant district is graced by **several parks**.

Total area approx. 80 m².