



**Retail space**

Praha 5, Smíchov, náměstí 14. října

€ 17.75 / m² | CZK 450 / m²

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|------------------|------------------------------------|
| Service price | 180 CZK monthly per m ² |
| Available area | 209 m ² |
| Parking | Yes |
| PENB | G |
| Reference number | 106025 |

Retail space for lease on the ground floor in an administrative building which combines the original and renovated premises of the parish house with modern architecture. Next door is the Parish House, the work of architect A. V. Barvitius from 1881-1889.

Openspace that can be divided into 3 rooms and a reception area with soundproof partitions. The space originally served as a shop, since 2008 as a showroom and educational center. From each room except the reception a door leads to the park. The premises have a large back office and storage area. There is also an outdoor terrace of 92 sq. m.

Suitable for cafe, manicure, bistro, educational center, gym (without noisy machines), yoga, pilates, showroom, offices.

Location:

The building is located a few steps from the Vltava River and the náměstí 14. října Square Park, within walking distance of the center. The Kinsky Gardens with a Baroque summer house and garden are nearby. The location offers a full spectrum of civic amenities, tram lines, and the Anděl metro station (line B) within walking distance. There are many cafes, restaurants, and the Novy Smichov shopping and entertainment center close-by.

Rents and services charges are listed without VAT. Lessee pays no commission.



