





## Retail space

**Sold**98 m<sup>2</sup>, Praha 3, Vinohrady, Vinohradská

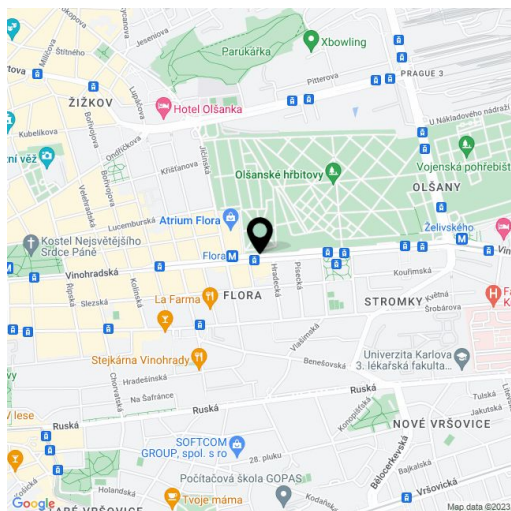
Total area	98 m <sup>2</sup>
Parking	-
PENB	G
Reference number	28897

**Sale of retail space with direct access from Vinohrady Street, just across from a metro station, tram stop and the Atrium Flora shopping center. The unit is located in the [Florian Residence](#), a late Functionalist house with a repaired facade, new advertising windows and mosaic tiling.**

The object of the sale is retail space on the ground floor (50.37 m<sup>2</sup>) and office/warehouse on the first underground floor (47.73 m<sup>2</sup>). Part of the street-level unit will have **new safety-glass windows** and a separate entrance. One of the three rooms on the lower floor has a window facing the street and is therefore partly used as an office. Space is offered in its **original state**, and the layout can be adjusted according to specific needs.

The building is located in a residential area full of daily foot traffic. The use of the non-residential space is **suitable for the sale of goods or for the operation of a café, wine bar or bistro**.

Usable area NOZ 98.1 m<sup>2</sup> (net floor area 88.76 m<sup>2</sup>).

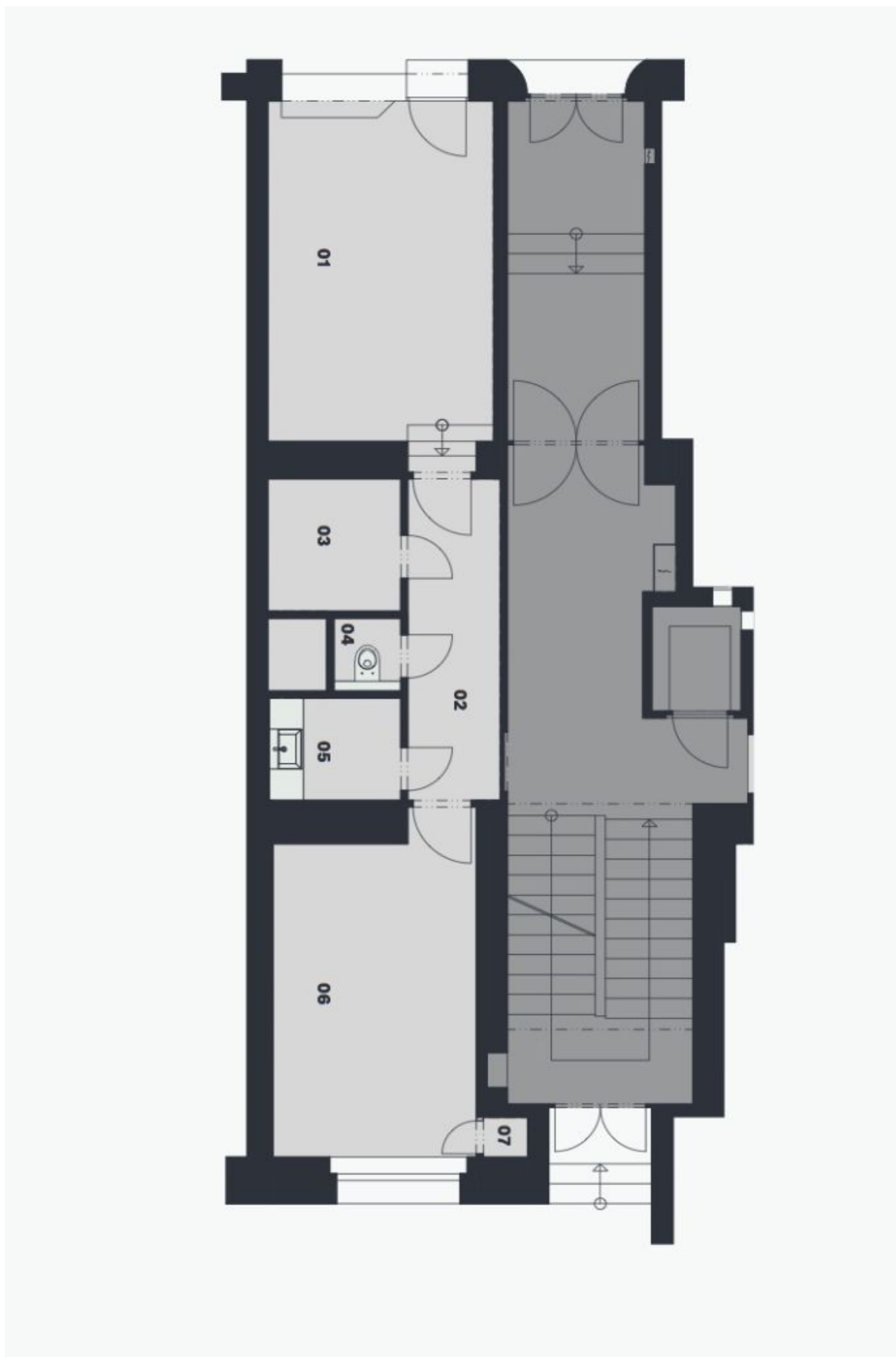




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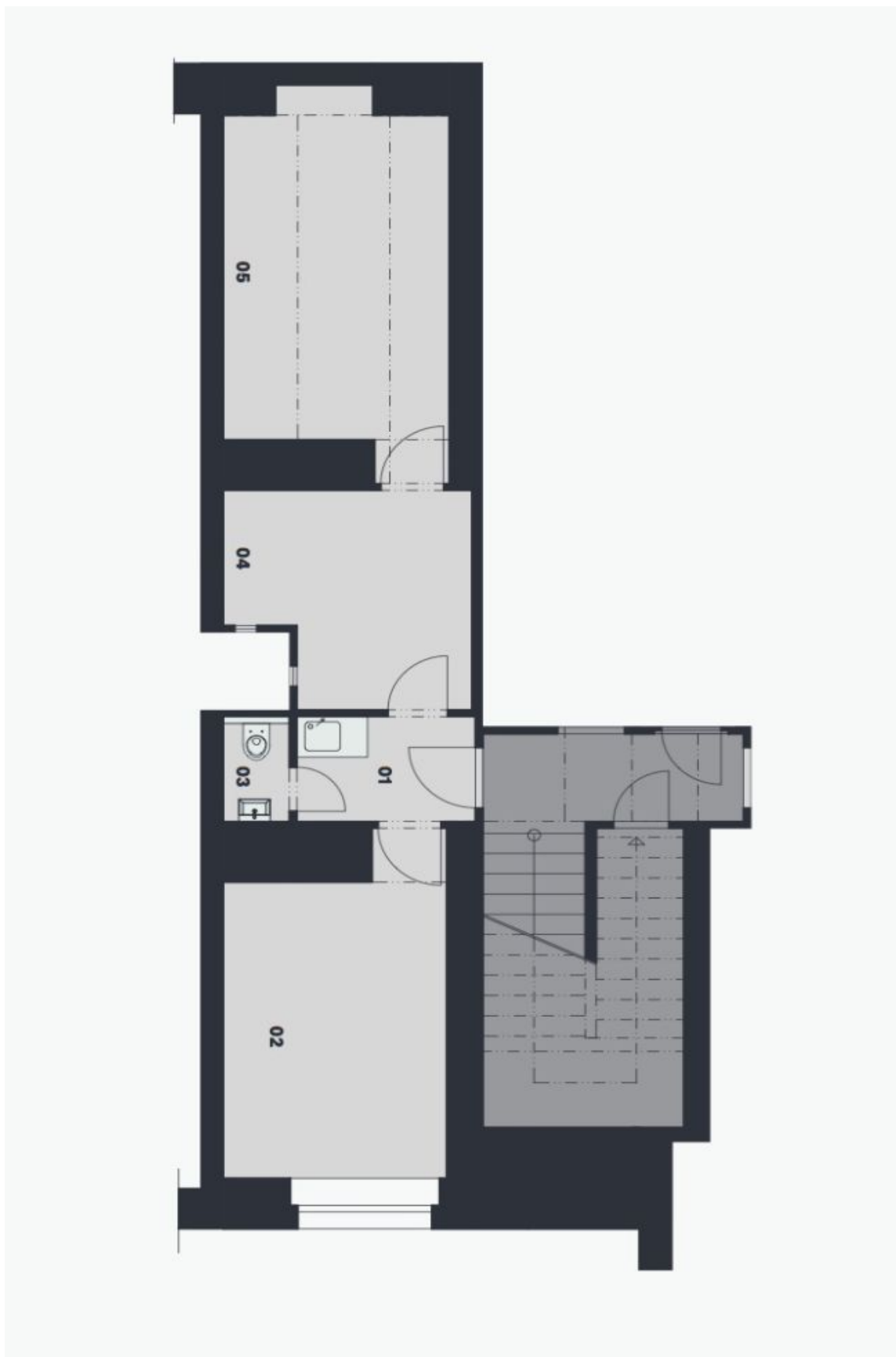




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č.	místnost	m <sup>2</sup>
01	prodejna	16,87
02	chodba	6,55
03	zázemí	3,87
04	wc	1,07
05	umývárna	3,00
06	zázemí	14,00
07	komora	0,40
podlahová plocha celkem		45,76
celková plocha dle NOZ		50,37



č.	místnost	m <sup>2</sup>
01	chodba	3,72
02	kancelář	13,14
03	wc	1,37
04	zázemí	9,61
05	zázemí	15,16
podlahová plocha celkem		43,00
celková plocha dle NOZ		47,73