



## Retail space

**Sold**183 m<sup>2</sup>, Prague 1, Nové Město, Jungmannova

Total area	183 m <sup>2</sup>
Parking	-
PENB	D
Reference number	32667

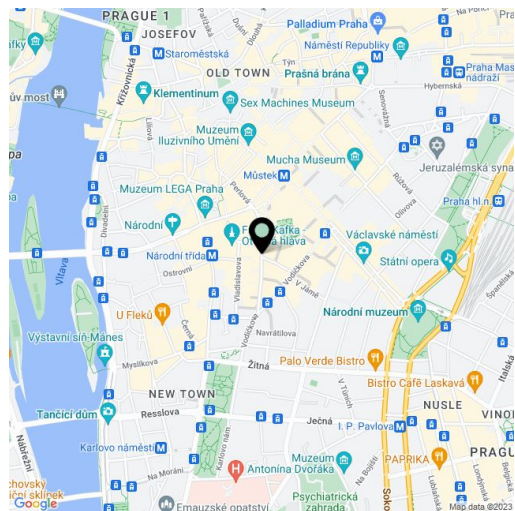
This two-story commercial space, approved for gastronomic services, is strategically located near Národní Třída Street and Wenceslas Square, in the very center of Prague, close to metro and tram stops. The premises are situated on the ground and underground floors of a renovated Art Nouveau building. This offer is also an interesting investment opportunity:

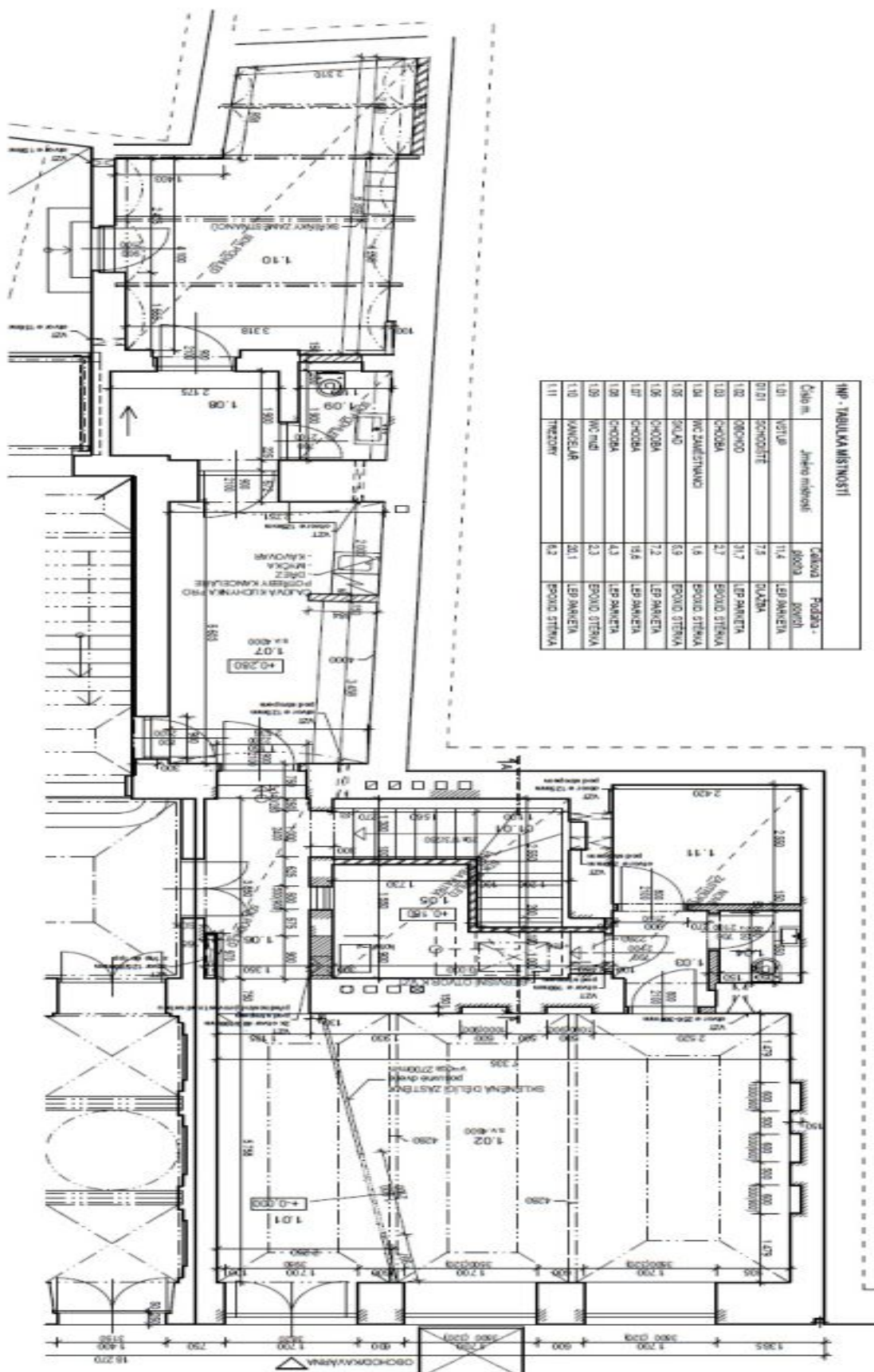
- a current yield of more than 5% per annum
- long-term reliable tenant
- the possibility of extending the lease
- a unique walk-through location and high-quality refurbished premises.

Behind the street-level entrance there is a room with a **high ceiling** and **large windows**, a room that serves as a kitchen, utility facilities, the toilets, a foyer, and a backyard. In the basement, there is an entrance hall, a kitchen, a built-in refrigerated shelf with a humidor for cigars, a toilet, a lounge equipped with a **powerful air recovery system**, and a utility room. The underground and ground floors, connected by a comfortable staircase, **are air-conditioned** and boast wooden floors and brick walls.

This property is **unique thanks to its location in Prague 1 – New Town** near the Franciscan Garden. The U Kalicha Theater, many hotels, and office buildings are nearby. The location is easily visible and located within easy walking distance of the Mustek (B and A lines) and Národní třída (line B) metro stations, and other public transport.

Total area 183.2 m<sup>2</sup>.







1 PP TABULKA MÍSTNOSTI			
Číslo m.	Jméno místnosti	Číslo výřezu	Podlaha - povrch
01.02	CHOZBA	12.3	DLÁŽBA
01.03	KAVARNA	41.8	DLÁŽBA
01.04	UVČERNĚ	1.7	EPOND STĚŘKA
01.05	KUCHYNKA	3.0	EPOND STĚŘKA
01.06	SALONK	7.9	DLÁŽBA

