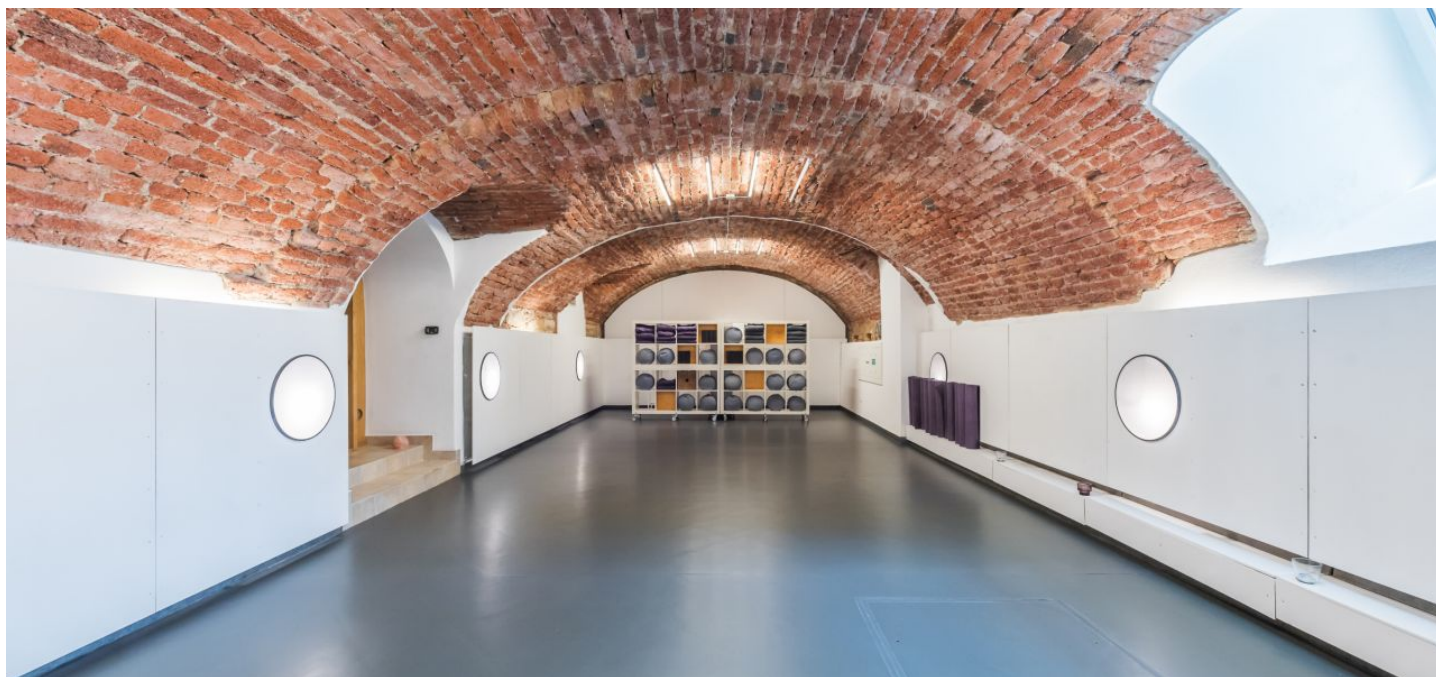




## Retail space

124 m<sup>2</sup>, Prague 5, Smichov, Drtinova

Sold





## Retail space

**Sold**124 m<sup>2</sup>, Prague 5, Smíchov, Drtinova

Total area	124 m <sup>2</sup>
Parking	-
PENB	C
Reference number	32954

This 124 sq. m. commercial space is located on the ground floor and basement of a completely renovated Art Nouveau building on a tree-lined street close to the Anděl shopping and entertainment center and metro station.

On the ground floor, there is a reception, a bright room with a window facing east towards the street and 2 toilets. In the basement, there is a main **65-meter room with a vaulted brick ceiling**, and a smaller room with facilities and a bathroom.

The space boasts tiles on the floors and white wooden windows. Other features include complete sanitary ware, a **video entry phone**, and a **security entry door**. The entrance to the area is through a well-maintained passage. Heating is provided by a gas boiler.

The building is located about 500 meters from the Smíchov intersection of **Anděl** where city life is in full swing. There is a good infrastructure in the area with a large selection of lunch options. Two nearby parks, **the Sacré Coeur** and **Kinský Garden**, offer peaceful green spaces to spend your lunch break. You can get to the building from the city center within a few minutes by metro and tram, the nearest stop is Arbesovo náměstí. Parking is available in the purple zone with parking meters, or the covered parking lot of the **Nový Smíchov shopping center**.

Total area 124.03 m<sup>2</sup>.

Rented for the definite period until August 31st, 2022 for CZK 25,492 per month.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

