





Prague 2, Vinohrady, Americká

Available area	30 m ²
Tenant consumption	—
Parking	—
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	35165

This well visible commercial space after reconstruction is located on the ground floor of the corner apartment building near a busy square with a fountain surrounded by bars and restaurants in an attractive location of Vinohrady; just a few minutes walk from public transport stops.

The area suitable as a shop, workshop, office or small bistro consists of the main room, a small kitchen and 2 toilets.

Reconstruction of the commercial space, as well as the entire building, took place in 2015. The facilities include **air conditioning**, lighting and electric heaters. The main room boasts a **wooden floor and a vaulted ceiling**, while the window and entrance door are wooden.

Offered space is **ideally located** in a place full of cafes, restaurants and bars. The entrance is via a nicely landscaped American tree-lined street. It takes about five minutes to get to the Náměstí Míru metro station or the Francouzská tram stop, as well as Havlíčkovy sady Garden.

Total area 30,25 m².

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



