



367 m², Praha 5, Smíchov, Dienzenhoferovy sady

Total area	367 m ²
Parking	-
PENB	G
Reference number	41248

Non-residential premises with a large cellar and access to a common terrace in an Art Nouveau corner building in an attractive, easily accessible and visible place at the Janáčkovo nábřeží Embankment near the pedestrian zone on Anděl.

Part of the space (suitable as a shop) with a size of 82.2 sq. m. is located on the ground floor and has **direct access from the street**. The second part is a workshop (63.40 sq. m.) on the 1st underground floor. This area also includes cellars (2.4 sq. m. and 9 sq. m.) on the 1st underground floor and a large cellar space of 210 sq. m. on the 2nd underground floor. Owners have access to a **shared terrace** facing the courtyard.

The premises are suitable as a restaurant, cafe, or club, but also, for example, an art cinema or doctor's office. Previously, part of the space was used as a costume shop. Facilities include new air-conditioning, a gas boiler, and 2 toilets.

The building is located on the main street, on the route leading from the center to Smíchov and a **5-minute walk from a tram stop**. The place is within walking distance of the Smíchov center of **Anděl** and **Malá Strana**. There are restaurants, bistros, and cafes in the area, as well as a post office and other services.

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