





Prague 5, Smíchov, Dienzenhoferovy sady

Available area	367 m <sup>2</sup>
Tenant consumption	—
Parking	—
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	41439

**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. The owners have access to a **shared terrace** facing the courtyard.

The premises are suitable for a restaurant, cafe, or club, but also, for example, an art house cinema or doctor's office. Previously, part of the space was used as a costume shop. The equipment includes 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.

Total area 367 m<sup>2</sup>.

