



## Retail space

€ 356 993 | CZK 8 500 000

149 m<sup>2</sup>, Praha-západ, Horoměřice, Na Pískách





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Total area	149 m <sup>2</sup>
Parking	Double garage with direct access to 1 unit and parking in front of the building
PENB	G
Reference number	42501

**Streetfront retail space for sale with a total area of 149 sq. m. (2 non-residential units) with a double garage, two plots, and a billboard located in the village of Horomerice on the outskirts of Prague and only a few minutes' drive from the airport. Sale in the form of a transfer of 100% shares in a company.**

Two non-residential units with areas of 50.88 sq. m. and 67.38 sq. m. respectively. All rooms and the garage (30.8 sq. m.) are located on the **ground floor with access directly from the street**; one unit has access from the garage. The premises are ideal for services (e.g. hairdressers', beauty salon, medical facilities), a shop, or a showroom. The smaller unit is leased for an indefinite period, the notice period is 3 months. Both rooms are offered unfurnished. It is possible to park on the plot in front of the building.

The property is offered including **2 plots with an additional investment potential**: a plot in front of the building with an area of 146 sq. m., a second plot opposite the building with an area of 145 sq. m. The sale includes a **billboard** that stands in front of the building visible from the main road. The building has a new facade; heating is by a gas boiler.

The space is located in a residential area, **close to a suburban bus stop**. The place is also easily accessible by car from Prague 6 and from the airport, the area will be even better served after the completion of the Prague Ring Road.

Total area 149 m<sup>2</sup>.

