



**Retail space****€ 755 918 | CZK 19 000 000**185 m<sup>2</sup>, Prague 1, Nové Město, Masarykovo nábřeží

<b>Total area</b>	185 m <sup>2</sup>
<b>Parking</b>	-
<b>PENB</b>	G
<b>Reference number</b>	107071

**This large commercial space with the possibility of preparing cold food is located in an attractive area just behind the National Theater, in a tourist-exposed part of the Vltava embankment opposite Slovanský Island.**

The 184.5 m<sup>2</sup> area is spread out over the 1st and 2nd underground floors of the apartment building. The entrance directly from the street leads to the main social area, which is connected by **2 lounges**, sanitary facilities, a dressing room, a storage room, a preparation room, and a staircase to the lower floor. Here, there are 2 social zones, toilets, a utility room, and a hallway.

The **south and street-facing premises** were renovated in 2015, approved as a **public catering establishment** (preparation of cold food only), and are currently rented. The lease agreement can be terminated upon their sale. Heating is by a gas boiler.

The building is located in the center of the capital city, in a busy tourist area in the immediate vicinity of the **National Theater** and opposite the entrance to Slovanský Island with the Žofín Palace. The neighborhood is home to a full range of civic amenities. The National Theater tram stop is a few minutes' walk away, and you can walk to the Národní třída metro station in no time.

Total area of 184.5 m<sup>2</sup>.

