



## Retail space

Sold

30 m<sup>2</sup>, Prague 2, Vinohrady, Americká

|                  |                   |
|------------------|-------------------|
| Total area       | 30 m <sup>2</sup> |
| Parking          | -                 |
| PENB             | G                 |
| Reference number | 34805             |

This refurbished commercial space with good visibility is located on the ground floor of a corner apartment building near a busy square with a fountain surrounded by bars and restaurants in an attractive part of Vinohrady just a few minutes' walk from public transport stops.

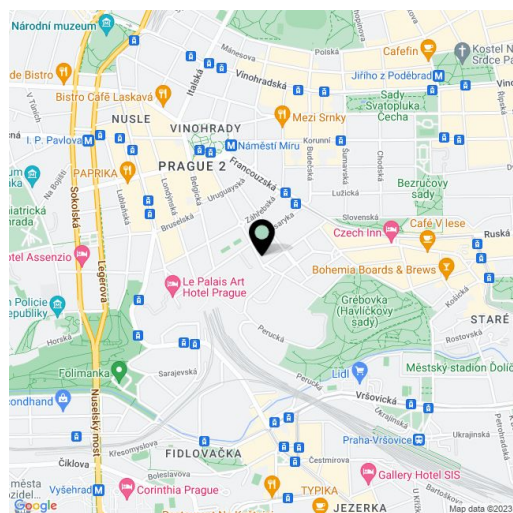
The space, suitable as a shop, workshop, office, or small bistro, consists of a main room, a small kitchen, and 2 toilets.

The commercial space, as well as the entire building, was reconstructed in 2015. 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.

The offered space is **ideally located** in an area full of cafes, restaurants, and bars. It is entered from nicely landscaped and tree-lined Americká Street, only a five-minute walk to the Náměstí Míru metro station or the Francouzská tram stop, as well as Havlíčkovy sady Garden.

Total area 30.25 m<sup>2</sup>.

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







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