





## Retail space

376 m<sup>2</sup>, Prague 1, Staré Město

€ 3 247 144 | CZK 81 000 000

Total area	376 m <sup>2</sup>
Parking	-
PENB	G
Reference number	35109

This very nicely renovated non-residential or commercial space with vaulted ceilings, entrances directly from the street, and a seating area in the courtyard is situated on the ground floor of a listed historical building near the Smetana embankment and the Charles Bridge. The variable space can be divided into several smaller units accessible from the street.

With a total area of **376 sq. m.**, the part that is accessible from the street consists of a reception, 3 offices, a meeting room, an archive, a kitchenette, and 2 toilets. In the second part with an entrance from another street is a shopping area with a kitchen and men's and women's toilets with a shower.

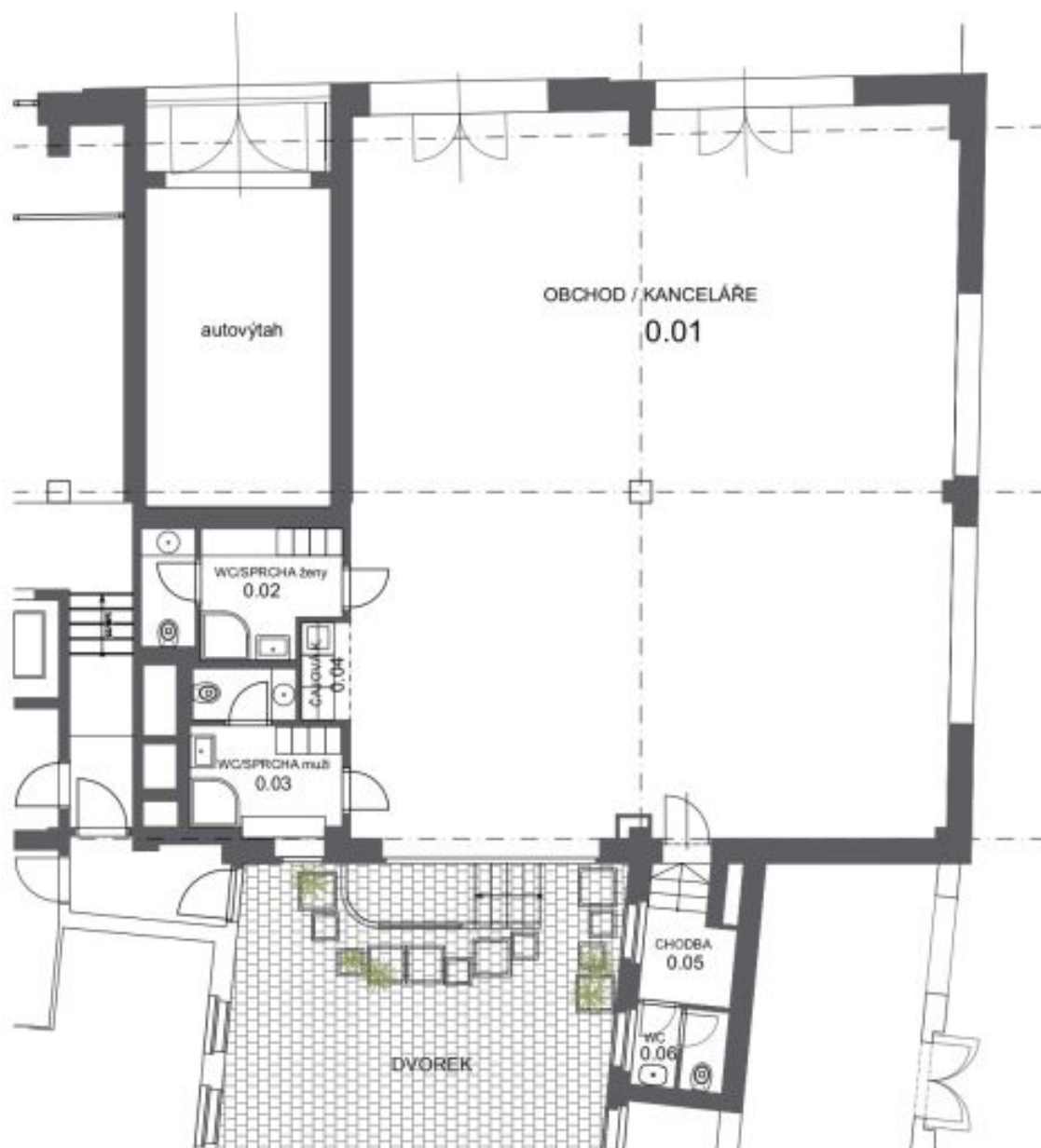
The facilities include **new floors**, doors, and windows (wooden), sanitary ware, kitchens, and lighting. Central heating. The space is part of a **Renaissance building** first mentioned in 1356.

**This prestigious location** in Old Town is close to bike paths, and is easily accessible by metro and tram with plenty of restaurants, cafes and shops, but also cultural and educational institutions. The Národní divadlo tram stop and Národní třída metro station are nearby. Urban greenery is offered by the Národního probuzení Park with a fountain and the mature trees and park on **Střelecký Island**.

Total area 376 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.







Karolíny Světlé 25 - Betlémská 2 - Divadelní 24  
obchodní a kancelářské prostory

č.místnosti	název místnosti	m2
0.01	recepce	25,80
0.02	kancelář	23,70
0.03	kancelář	43,90
0.04	jednací místnost	31,55
0.05	chodba	5,60
0.06	archiv	10,25
0.07	chodba	10,15
0.08	čajová kuchyňka	13,25
0.09	wc	4,80
0.10	kancelář	35,50
0.11	wc+sprcha	4,70
	<b>součet</b>	<b>209,20</b>

č.místnosti	název místnosti	m2
0.01	obchod - kancelář	144,27
0.02	wc - šatna ženy	7,68
0.03	wc - šatna muži	7,33
0.04	čajová kuchyňka	1,63
0.05	chodba	3,69
0.06	wc	2,40
	<b>součet</b>	<b>167,00</b>

<b>celkem</b>	<b>376,20</b>
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