

Office building

€ 18.00 - 20.00 / m<sup>2</sup> | CZK 449 - 499 / m<sup>2</sup>

213 m<sup>2</sup>, Prague 1, Staré Město, Husova



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Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	Not required
Reference number	106598

This Classicist corner house with a rich history and valuable architectural elements has an almost square ground plan. Located at the intersection of two historic Prague streets, Husova and Řetězová, it is situated in an attractive location, just fifty meters from the Royal Route.

The property is now undergoing a thorough renovation. 2nd floor is approved for living.

For lease is an elegant retail unit on the ground floor with a separate access from Husova Street. The space has Prussian and Bohemian vaulta, a decorative fireplace, and historic mullioned windows facing Řetězová Street. The floor is covered in tiles and the facilities include a toilet, kitchenette, and storage. The positioning of the windows facing the small square between Jalovcova, Husova and Řetězová streets ensures plenty of natural light and views of the Clam-Gallas Palace and the Dominican Monastery with the St. Giles Church.

There are also rooms on the 1st and 2nd floors, which consist of a central room facing Husova and Řetězová streets and another room facing Husova Street. The floors are connected by a staircase made of stone and wood. Historical vaulted rooms and medieval cellars with a vaulted ceiling give the building a unique character.

**History:**

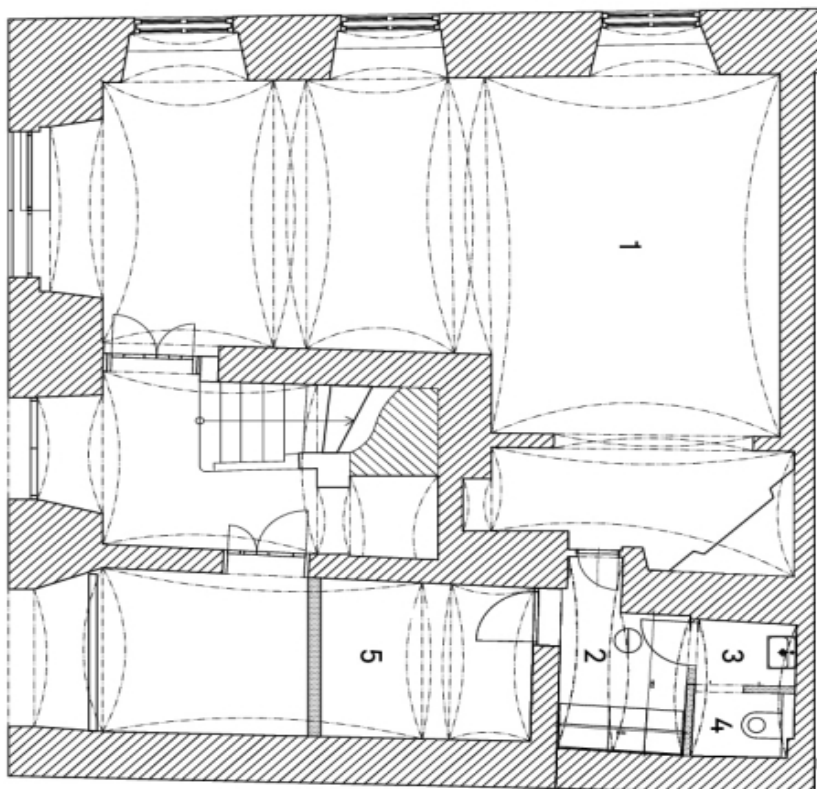
The building, which is protected as a cultural monument, has a rich history dating back to the 15th century when it was built in the Gothic style. During the Baroque period, it underwent a significant reconstruction and in the first half of the 19th century it acquired its current Classicist appearance. The two-story house boasts Classicist facades decorated with stone portals, embossed house signs, and decorative window bars. Highlights include a Baroque portal dated 1726, a sandstone chalice-shaped pedestal, and a 17th-century house sign depicting the motif of three 'wild' ducks.

**Location:**

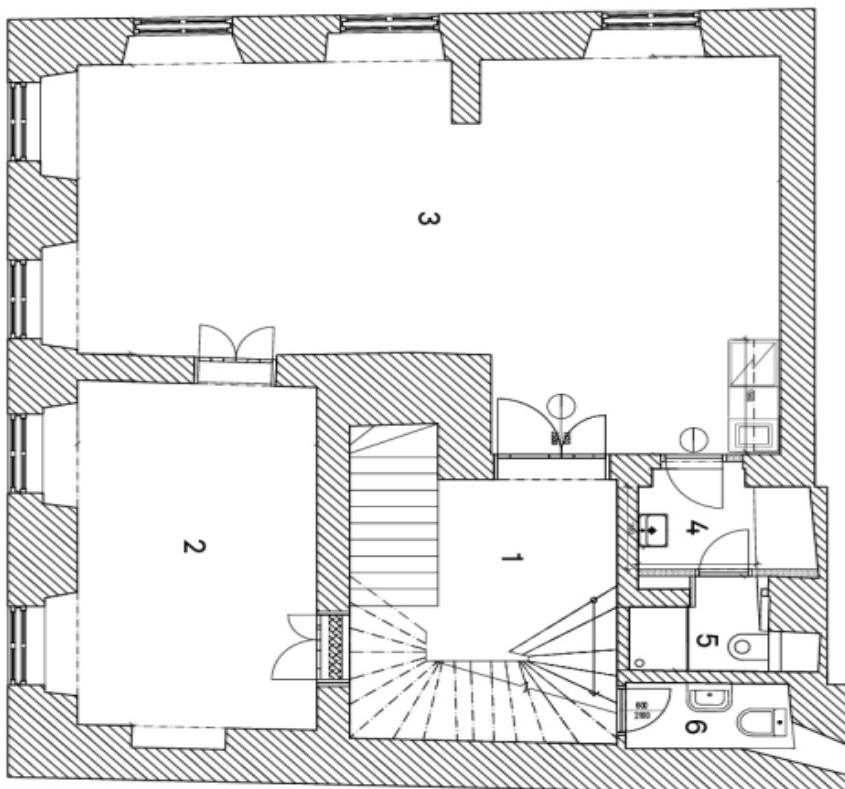
Excellent public transport connections - the nearest metro stations, Můstek (lines A and B), Staroměstská (line A), and Národní třída (line B), are just a few minutes away on foot, as are the Staroměstská, Národní třída, Karlovy lázně, and Národní divadlo tram stops.

Rental and service charges are listed without VAT. Lessee pays no commission.

1	Prodej	44,9 m <sup>2</sup>
2	Kuchyňka	3,6 m <sup>2</sup>
3	Předsíň	1,1 m <sup>2</sup>
4	WC	1,1 m <sup>2</sup>
5	Sklad	5,7 m <sup>2</sup>
Plocha podlaží		56,4 m <sup>2</sup>



1	Schodiště	12,8 m <sup>2</sup>
2	Kancelář	15,5 m <sup>2</sup>
3	Kancelář	42,8 m <sup>2</sup>
4	Předsíň	2,85 m <sup>2</sup>
5	WC se sprchou	2,15 m <sup>2</sup>
6	WC	1,8 m <sup>2</sup>
Plocha podlaží		<b>77,9 m<sup>2</sup></b>



1	Schodiště	12,2 m <sup>2</sup>
2	Ložnice	16,7 m <sup>2</sup>
3	Obýtná místnost	42,4 m <sup>2</sup>
4	Technická místnost	2,5 m <sup>2</sup>
5	Koupelna	3,3 m <sup>2</sup>
6	Komora	1,25 m <sup>2</sup>
Plocha podlaží		<b>78,35 m<sup>2</sup></b>

