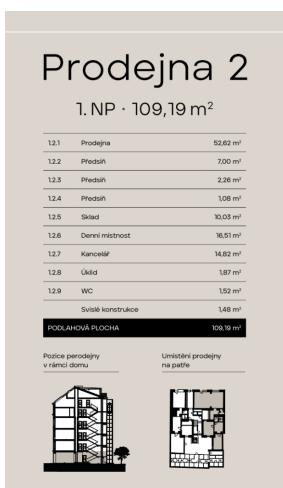
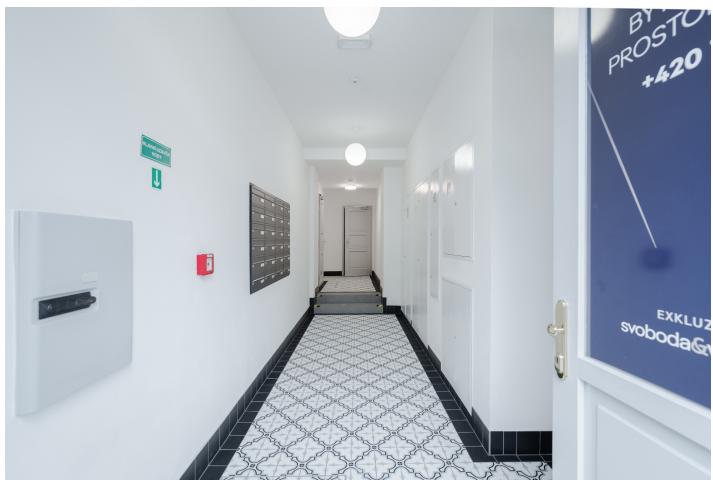


**Retail space****€ 498 045 | CZK 12 100 000**109 m<sup>2</sup>, Prague 5, Košíře, Plzeňská

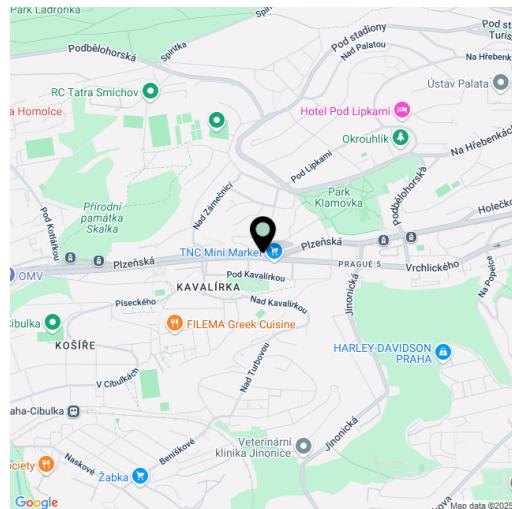


## Retail space

109 m<sup>2</sup>, Prague 5, Košíře, Plzeňská

€ 498 045 | CZK 12 100 000

Total area	109 m <sup>2</sup>
Parking	-
PENB	B
Reference number	109601



**This newly established commercial unit for sale is on the ground floor of an apartment building that is currently being completely and meticulously renovated. The unit, with direct access from busy Plzeňská Street, will be delivered in a white walls condition.**

The space features a spacious main retail area with direct **access from the street**, an entrance hall leading to staff facilities, a storage room, a staff room with a kitchenette, a separate toilet, and a cleaning room. It is suitable for use as a shop, showroom, or gallery. The unit will be delivered in a **white walls** condition, allowing for individual fit-out according to the needs of the future operation. Heating is provided by a **central gas boiler room**.

The property is located on Plzeňská Street in Prague 5, on the border of the Smíchov and Košíře districts, in close proximity to the Prague Ring Road with fast access to the D5 highway (towards Plzeň) and the D6 (towards Karlovy Vary). The unit is just two tram stops from the Anděl metro station and Nový Smíchov shopping center. The area offers full civic amenities, including schools, shops, and dining establishments.

Usable area 109.19 m<sup>2</sup>.