



## Retail space Three-bedroom (4+kk)

€ 658 572 | CZK 16 000 000

152 m<sup>2</sup>, Prague 1, Nové Město, Na Struze



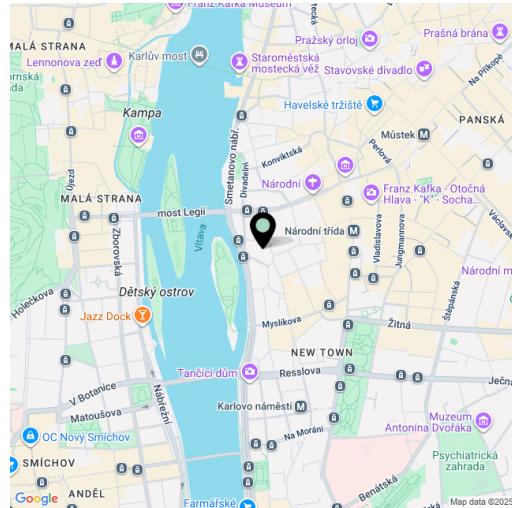


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Total area	152 m <sup>2</sup>
Parking	-
PENB	D
Reference number	110575



**Sale of an unfurnished air-conditioned commercial space with a total area of 151.8 m<sup>2</sup>, located in the very center of Prague, just 200 meters from the National Theater and Žofín Island, in an area with excellent transport connections throughout the city. The premises are currently rented and operate as a functioning café.**

The commercial unit is spread over two floors with a **shop window facing Na Struze Street**. The ground floor (51.7 m<sup>2</sup>) houses a space currently used as a café, while the basement (100.1 m<sup>2</sup>) contains a fully equipped kitchen, an office, sanitary facilities, and a cleaning room.

The premises are sold unfurnished. The standard features include **air-conditioning** and heating. The historic building has been completely renovated, and parking is available in nearby resident zones.

Located in a prestigious part of Prague 1, just a few steps from the **National Theater** and Vltava riverbank. The area offers excellent transport connections and amenities. It is popular for its rich cultural and social life, with numerous theaters, galleries, restaurants, and bars nearby. The high concentration of offices, hotels, and tourist attractions makes it a **busy location** with great business potential. Within walking distance, the tranquil areas of the Střelecký and Slovanský islands further enhance the attractiveness of this location.

Total area 151.8 m<sup>2</sup>.