





Retail space

403 m², Prague 2, Nové Město, Trojická

€ 1 029 018 | CZK 25 000 000

Total area	403 m ²
Parking	-
PENB	G
Reference number	111360

This nearly 400 m² duplex commercial space with direct street access is located on the ground floor and basement of a renovated brick residential building in the wider city center, close to Palacký and Charles squares.

The ground floor comprises a reception area, a lounge, three toilets, a storage room, and a rear room. The basement includes separate rooms for **massages** (with a massage shower or bathtub), a changing room, a kitchenette, two toilets, corridors, and a staircase hall. The space is currently furnished as a wellness and relaxation center, but it is also suitable for physiotherapy, rehabilitation, orthopedic or other medical, or cosmetic clinics.

The offered space, along with the entire building, was **completely renovated** in 2020. The windows are wooden recessed frames, heating is provided by a central gas boiler system, and the space is equipped with **ventilation**.

The property is advantageously located on a side street in **New Town**, near the **Rašínovo Embankment**, about a 5-minute walk from a B metro line station, with a tram stop even closer, offering many connections. Surrounded by restaurants, cafés, and schools, the area is relatively busy.

Total area 403.3 m² (ground floor 140 m², basement 263.3 m²).





