Luxury restaurant with confectionery for rent, 225 sqm, Italská, Praha 2 - Vinohrady

ID:	**000229**
Property type:	Commercial space
Property subtype:	Restaurant, bar
Location:	Italská, Praha 2
Area:	225 sqm
Floor:	Ground floor
Elevator:	Yes
Parking:	Garage
Furnished:	Furnished
PENB:	G
Available immediately:	Yes
Price:	**150 000 CZK / month.**
Price comment:	**Bills 50 000 CZK. Refundable deposit 6 monthly rents. Severance pay.**

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NO COMMISSION. Luxury restaurant with confectionery, 224,70 sqm, ground floor with large display windows in representative, fully renovated Neo-Renaissance residential-style building at prestigious address right at Náměstí Míru, near Václavské náměstí, Italská street, Praha 2 - Vinohrady. The sales area with street entrance of approx. 120 sqm offers 40 seats, 3 toilets (women's, men's, staff), with another 40 seats in the outdoor garden. Additionally, there is fully equipped kitchen with prep area, confectioner's workspace, cooling boxes, dry storage, changing room with cleaning chamber, bathroom with shower, toilet and staff facilities. Air conditioning, ventilation, security system, high-speed internet and plenty of phone lines are standard. High-quality wooden floors combined with ceramic tiles. Gas heating. Approved for operation as restaurant, confectionery. Near metro, tram and bus st. Náměstí Míru, line A and metro, tram st. I.P. Pavlova, line C, only 5 minute walk from Václavské náměstí, near Riegrovy Sady park. Parking in the building's underground garages for extra fee. Rent 150 000 CZK + VAT + bills 50 000 CZK (building services, ventilation, air conditioning, electricity, gas, water). Refundable deposit 6 monthly rents. Severance 3 000 000 CZK, including taking over fully built and equipped gastronomic facility. Available immediately. Prestigious location. Established clientele. Viewing recommended!