

## Luxury commercial space for rent, 225 sqm, Italská, Praha 2 - Vinohrady



**ID:** 000931  
**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:** 100 000 CZK / month.  
**Price comment:** Equipment 50 000 CZK + bills 50 000 CZK.  
 Refundable deposit 6 monthly rents. Severance pay.



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NO COMMISSION. Luxury commercial space, 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, 2 sales counters and 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. It can be re-approved. The space is especially suitable for offices and company headquarters, showroom, representative client center, clinics and advisory services, architectural, project or law studios, financial and consulting companies, massage and wellness services, etc. 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 100 000 CZK + VAT + equipment 50 000 CZK + bills 50 000 CZK (utilities, water, ventilation/air conditioning, electricity, gas). Refundable deposit 6 monthly rents. Severance pay 2 000 000 CZK including the takeover of fully built and equipped gastronomic facility. Available immediately. Prestigious location. Established clientele. Opportunity to connect with selected suppliers from the Czech Republic, Spain and Italy. Viewing recommended!

