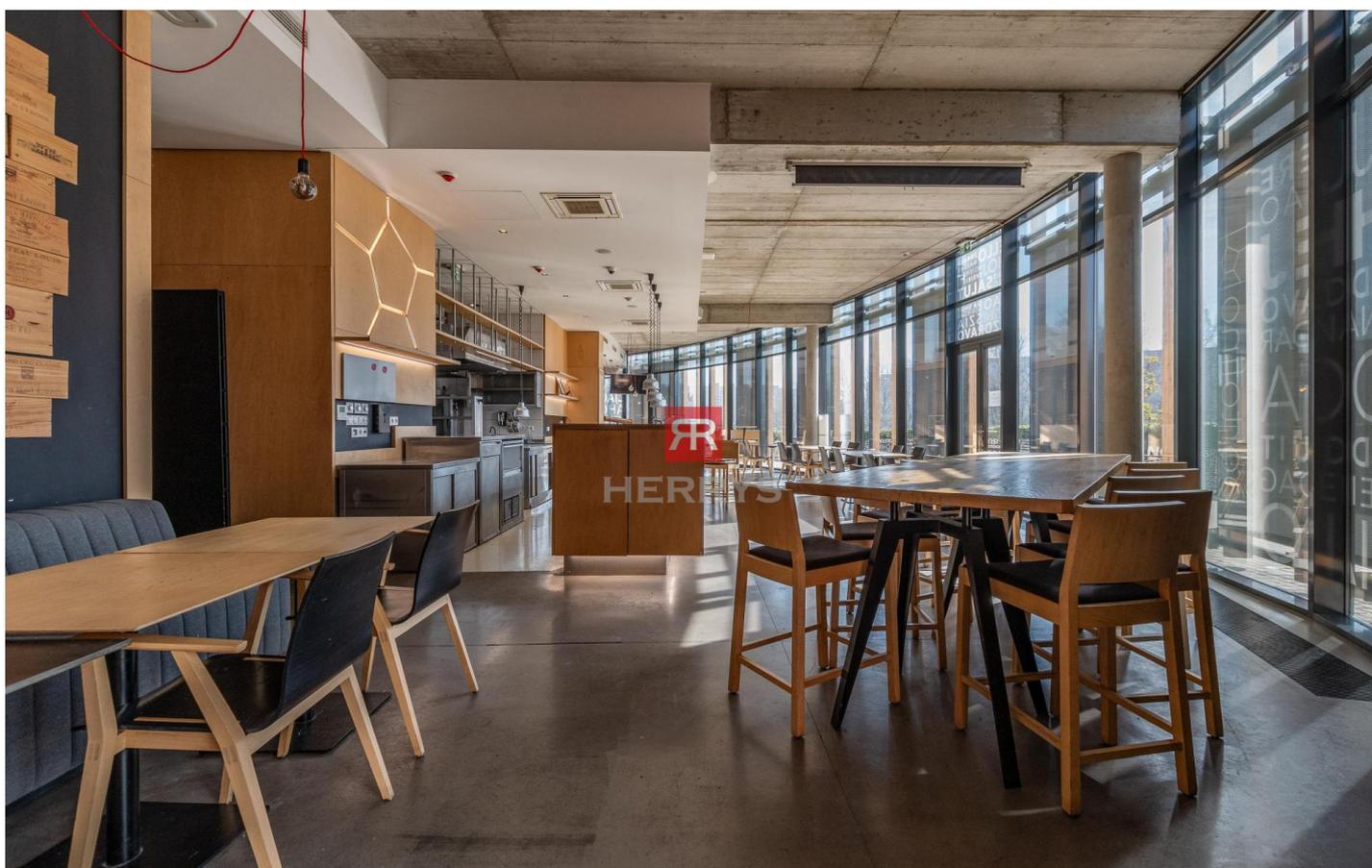
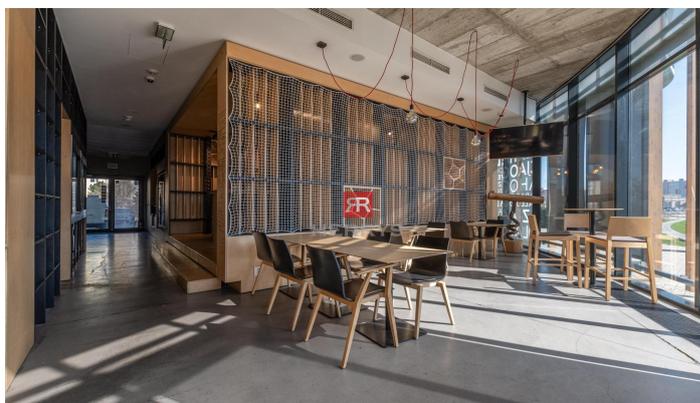
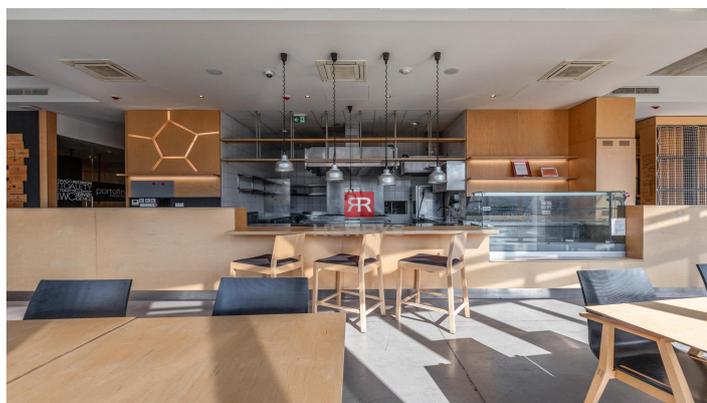


## Business premises Rusovská cesta, Bratislava-Petržalka Price in EA



Business name: HERRYS s. r. o.

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka



## HERRYS - FOR RENT RESTAURANT WITH LARGE TERRACE IN ATTRACTIVE PROJECT PETRŽALKA CITY

Real estate agency **HERRYS** offers for rent a **spacious fully equipped and furnished restaurant with an area of 238 m<sup>2</sup> and a terrace with an area of 80 m<sup>2</sup>**. It is located on Rusovská cesta in the sought-after Petržalka City project. The restaurant is adjacent to the outdoor area, on which is located a terrace with an overlap.

Maximum restaurant capacity: **90 seats**

Maximum terrace capacity: **70 seats**

The lease includes a **fully equipped kitchen and furniture in the restaurant and on the terrace**. There is also a **smoking area**.

The average monthly operating costs are **3.500€/month**.

### DISPOSITION

The restaurant has an area of 238 m<sup>2</sup> and separate entrances from both sides. One entrance is from Rusovska cesta and the other from Chorvátske rameno, which also serves as staff access to the terrace. On this side there is one more entrance in the middle.

The space has a main front area of 131 m<sup>2</sup>. In this part there are also toilets, a staff room and a small technical room. There is also a pleasant wine cellar area of 24.5 m<sup>2</sup>. Behind the wine cellar there is a lounge with an area of 12.5 m<sup>2</sup>. From the wine cellar there is a wide corridor access to the entrance to the outdoor parking spaces for the public towards Rusovská cesta.

Towards the Croatian arm there is a terrace located on the plot with an area of 218 m<sup>2</sup>.



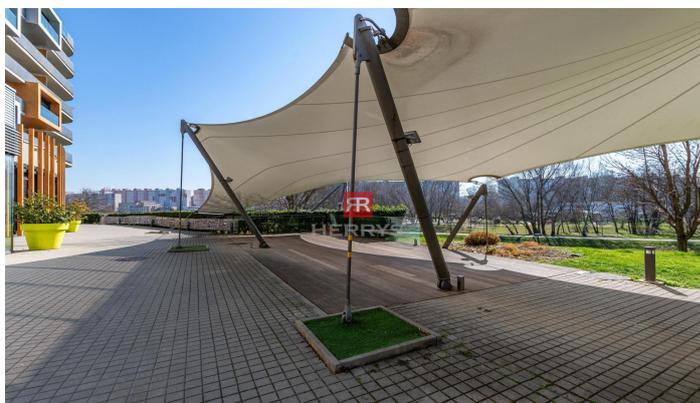
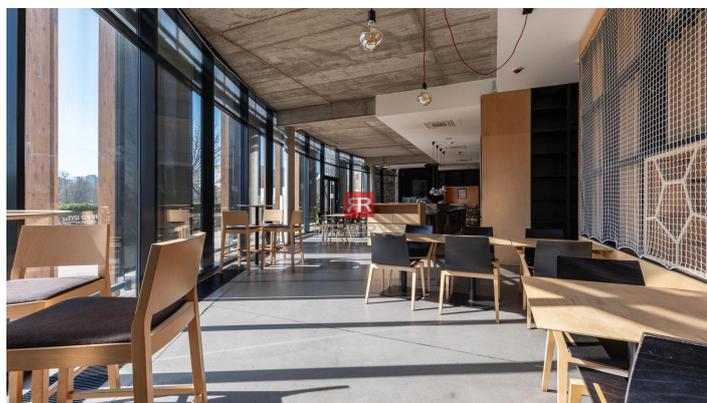
**Ing. Andrea Kaňuščáková**

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Ad ID: AK261

Business name: **HERRYS s. r. o.**



## LOCALITY

The locality is developing dynamically, and in the near future the construction of a new tram line will be completed here and the Soho district will be created - the future centre of Petržalka, which will also be connected with the Petržalka City locality. Several pedestrian footbridges will be built across the Chorvátske rameno, which will have a positive impact on the overall movement in the locality as well as on the commercial area itself. Excellent transport accessibility to the city centre and the motorway bypass - within 5 minutes by car.

## BENEFITS

- **Restaurant with terrace** in the successful project **Petržalka City**
- **Fully and luxuriously equipped quality kitchen**
- Available **furniture in the restaurant and on the terrace**
- **Excellent layout - sensible division of the space into logical units** (main part, wine cellar, lounge with smoking area, kitchen)
- Developing location - expected SOHO district - the future center of Petržalka
- Accessibility to the center and the motorway bypass within 5 min. by car

## PRICE

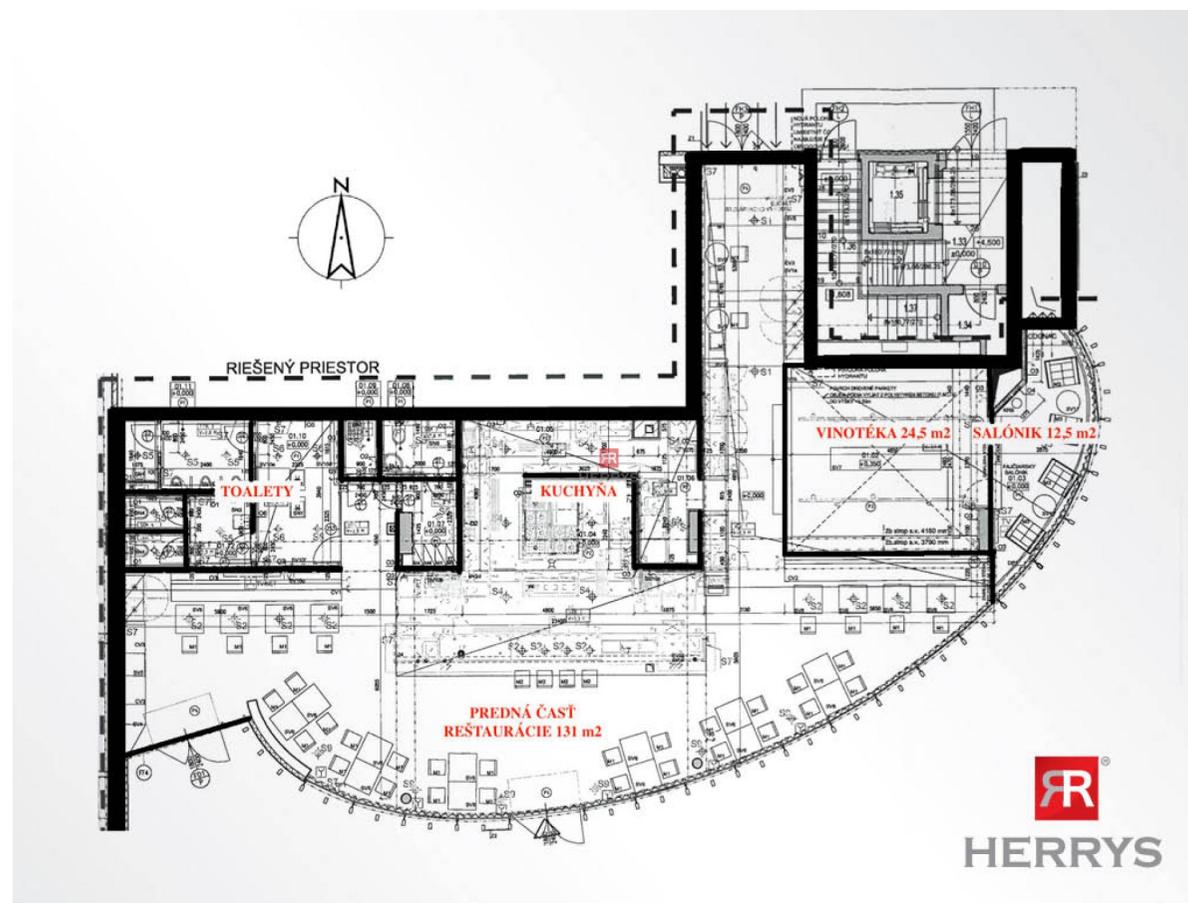
Price in EA

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