

Restaurant premises Vajnorská, Bratislava-Nové Mesto

13 € m² /month



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 COMPLETELY RENOVATED NON-RESIDENTIAL SPACE FOR GASTRONOMIC OPERATION FOR RENT

Real estate agency **HERRYS** offers **exclusively** for rent an **attractive non-residential space suitable for a café, bistro or restaurant on the busy Vajnorská street**. The space with an area of 102.80 m² is **completely renovated** and ready for immediate use (furniture and equipment will be subject to transfer). The dominant feature is the open gastro section with a seating area for guests, which looks airy and functional. The layout allows for smooth operation and comfort for both staff and customers. Thanks to the southeast orientation, **the interior is pleasantly lit throughout the day**. The location has long been sought after for its visibility, accessibility and high movement of people.

Usable area: 102.80 m²

Monthly operating costs: approx. EUR 150 + electricity

Orientation: southeast

DISPOSITION

Entrance gastro area with seating area for guests, separate room in the back of the space, kitchen (completely furnished), toilet for men and toilet for women.

LOCALITY

Vajnorská Street is one of the dynamically developing urban areas with a high frequency of people moving. The location is popular due to the combination of residential, administrative and commercial establishments in the area. **Excellent public transport accessibility** and quick connection to the city centre increase the attractiveness of the



Miroslav Daněk

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area for everyday gastro operations. **The surroundings offer a stable clientele and the potential to attract new customers.** Seamless connection to public transport ensures convenient access for both customers and staff.

BENEFITS

- completely renovated space
- suitable for a café, bistro or restaurant
- large open area with seating for guests
- separate kitchen
- separate toilets for men and women
- excellent visibility from the street
- bright interior
- excellent public transport accessibility

PRICE

13 EUR/m2 rent + 150 EUR energy + electricity

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Miroslav Daněk

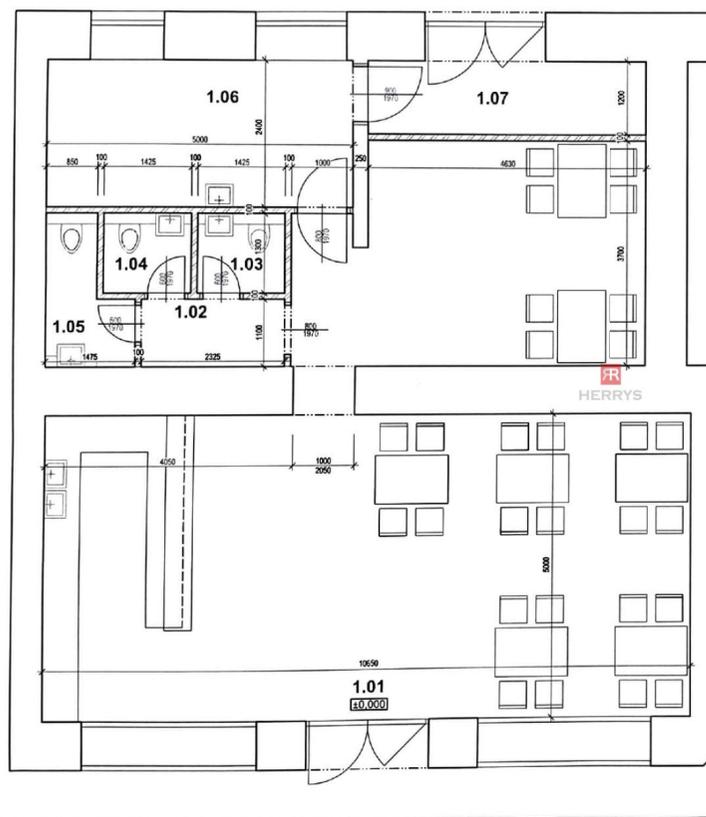
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LEGENDA MIESTNOSTÍ

Č. MIESTNOSTI	NÁZOV MIESTNOSTI	M2	ÚPRAVA PODLAH	ÚPRAVA STIEN	ÚPRAVA STROPOV
1.01	KAVIARĚN	74.17	KERAMICKÁ DLAŽBA	VÁP. STIERKA-MALBA	SADROKAPTON
1.02	PREDSEŇ WC	2.82	KERAMICKÁ DLAŽBA	VÁP. STIERKA-MALBA	SADROKAPTON
1.03	WC - MUŽ	1.93	KERAMICKÁ DLAŽBA	KERAM. OKLAD 1/2 1 M	SADROKAPTON
1.04	WC - ŽENY	1.85	KERAMICKÁ DLAŽBA	KERAM. OKLAD 1/2 1 M	SADROKAPTON
1.05	WC - ZAMESTNANCI	2.81	KERAMICKÁ DLAŽBA	KERAM. OKLAD 1/2 1 M	SADROKAPTON
1.06	PŘÍPRAVNA	72.01	KERAMICKÁ DLAŽBA	KERAM. OKLAD 1/2 1 M	MALBA
1.07	PŘÍBUČNÝ SKLAD	6.71	KERAMICKÁ DLAŽBA	VÁP. STIERKA-MALBA	MALBA

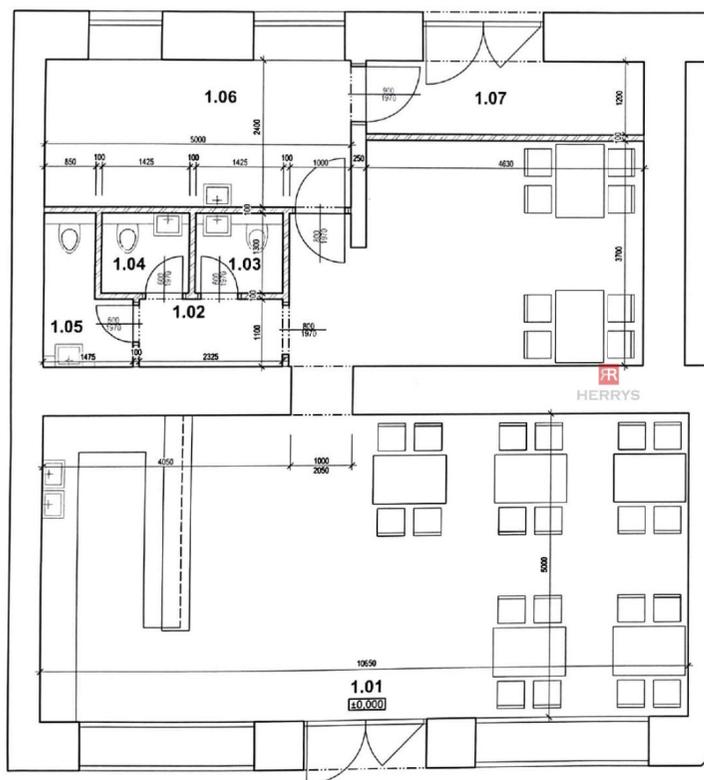
LEGENDA HMŮT

OZN.	NÁZOV
[Symbol]	PŮVODNÁ KONSTRUKCIA
[Symbol]	PŘECHOVĚ MURIVO HR. 100 MM Z TVÁRNIC YTONG 10 NA MALTOVU ZMIES YTONG

	Zodpovedný projektant	ING. ARCH. MULLER
	Návrh inžinier spracoval	
	projektant čísto	
	investor	A. STREČKOVÁ - PAS GASTRO
miesto stavby	BRATISLAVA, VAJNORSKÁ 19	
náčrt		
KAVIARĚN - PRESTAVBA		
datum	merka	oblast
január 2018	1:50	PŮDORYS
		ARCHITEKTÚRA

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	Zodpovedný projektant	ING. ARCH. MULLER	
	Návrh inžinier spracovateľa		
	projektant čísla		
	investor	A. STREČKOVÁ - PAS GASTRO	
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