

## Restaurant premises Vajnorská, Bratislava-Nové Mesto

**13 € m<sup>2</sup> /month**



Business name: HERRYS s. r. o.

Registered seat of the company: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | Address of real-estate agency: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | 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 m<sup>2</sup> 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 m<sup>2</sup>

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**

miroslav.danek@herrys.sk

+421 948 910 555

Ad ID: MID339

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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

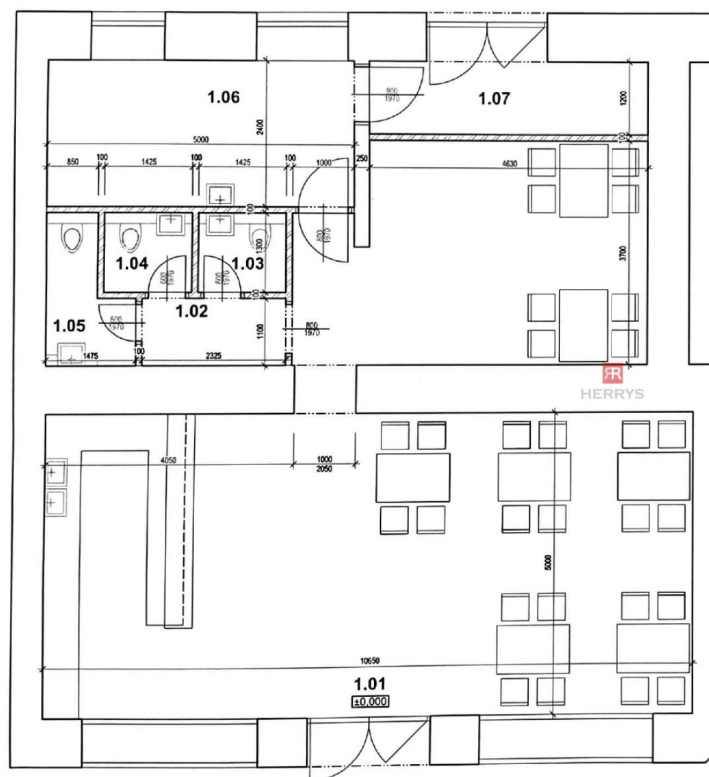
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#### LEGENDA MIESTNOSTÍ

Č. MIESTNOSTI	NÁZOV MIESTNOSTI	M2	ÚPRAVA PODLAH	ÚPRAVA STIEN	ÚPRAVA STROPOV
1.01	KAVIARĚN	74.17	KERAMICKÁ DLAŽBA	VÁP. STIERKA-MALBA	SADROKAPTON
1.02	PREDSIEŇ 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	PRÍPRAVNA	72.03	KERAMICKÁ DLAŽBA	KERAM. OKLAD 1/2 1 M	MALBA
1.07	PRÍRUČNÝ SKLAD	6.73	KERAMICKÁ DLAŽBA	VÁP. STIERKA-MALBA	MALBA

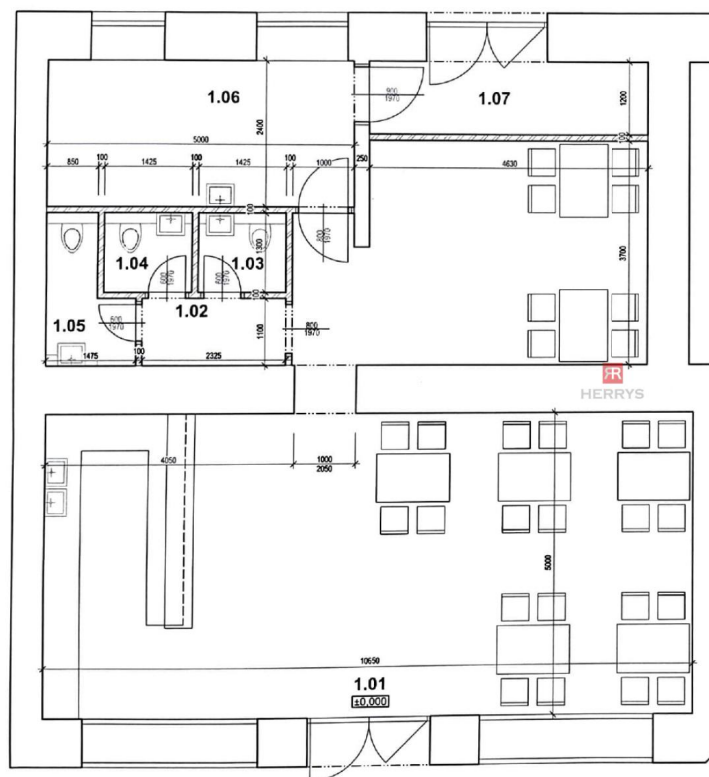
#### LEGENDA HMŔT

OZN.	NÁZOV
[Symbol]	PŮVODNÁ KONŠTRUKCIA
[Symbol]	PREČHOVÉ MURIVO HR. 100 MM Z TVÁRNIC YTONG 10 NA MALTOVU ZMES YTONG

	Zodpovedný projektant	ING. ARCH. MULLER
	Návrh inžinier spracovateľ	
	projektant čísla	
	investor	A. STREČKOVÁ - PAS GASTRO
miesto stavby	BRATISLAVA, VAJNORSKÁ 19	
náčrtov		
<b>PROJEKČNÁ KANCELÁRIA</b>		
<b>KAVIARĚN - PRESTAVBA</b>		
datum	merka	oblast
január 2018	1:50	PÓDORYS
		ARCHITEKTÚRA

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1.07	PRÍRUČNÝ SKLAD	6.71	KERAMICKÁ DLAŽBA	VÁP. STIERKA-MALBA	MALBA

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