IMMOTRADING
THE REAL ESTATE COMPANY

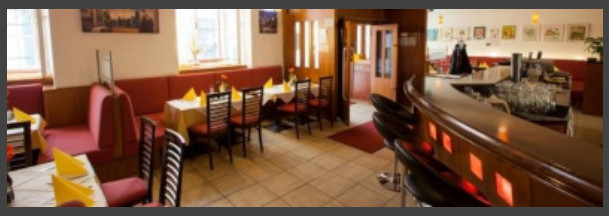
ENGLISH

CONTACT



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More objects from this agent



BASIC DATA

object number:	**3056/378**
object type:	**Hospitality**
state:	**Wien**
address:	**1010 Wien, Innere Stadt**
total costs:	**€ 9,300.-**
Effective area:	**approx. 260.00 m²**

DESCRIPTION
HISTORIC RESTAURANT IN THE HEART OF VIENNA

To hand over is a historic restaurant in the pedestrian zone of the inner city of Vienna.
The opera is only in 2 minutes walk.

The business consists of a restaurant with cafe bar on the ground floor and a legendary disco in the basement.
Also storage rooms and kitchen are to be mentioned.

Ground floor: approx. 145 m2, approx. 70 seats
Basement: approx. 119 m2, approx. 50 seats
Garden in front of the restaurant: about 20-25 seats, 10-12 tables
Total area: approx. 260 m2, approx. 130 seats

The rent is € 5 500 net plus 20% VAT and operating costs, which comes to approx. € 7496 gross monthly.
The reimbursement of capital expendutures amounts to € 295 000

Net rent:	**€ 7,750.-**
VAT rent	**€ 1,550.-**
gross rent:	**€ 9,300.-**
total costs:	**€ 9,300.-**
Compensation:	**€ 320,000.-**
Effective area:	**approx. 260.00 m²**

Garden: available;**Location**: City centre;**Features**: kitchen, rooms modifiable, old building;**Frequency**: Very high pedestrian frequency;**Public transport**: Subway, Tram, Bus




VODKA





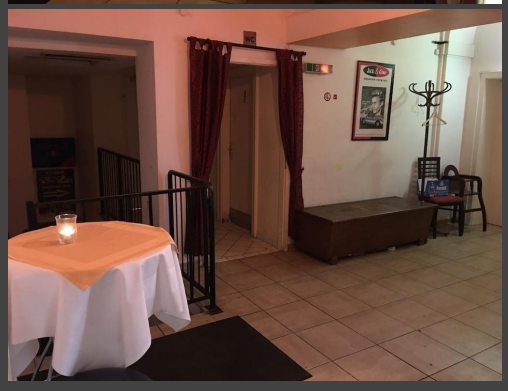

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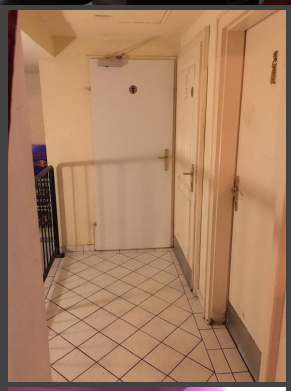










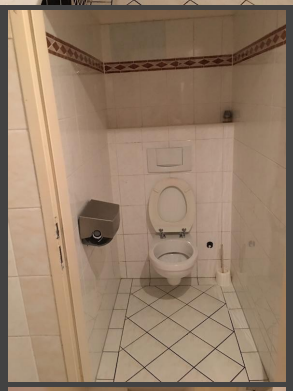


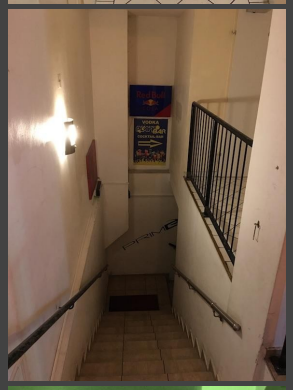




























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