

CONTACT



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BASIC DATA

object number: **3056/682**

object type: **Hospitality**

state: **Wien**

address: **1010 Wien**

total costs: **€ 6,100.-**

Effective area: **approx. 120.00 m²**

DESCRIPTION

COCKTAIL-BAR IN THE CITY CENTER: KAERNTNER STREET AREA

Cocktail-bar in the city center

Usable area: approx. 120 m²

Seats: 46 - max. 94

2 rooms, 2 storage rooms: above and below

Rent: € 4,450 net

Operating costs: € 461 net

+ 20% VAT

Total load:

€ 6,100 including operating costs and 20% VAT.

After the lease contract has been handed over, the rental fee remains unchanged

Investment fee: € 250,000 (basis for negotiation)

Commission: 3 gross monthly rents

Location:

City center

Close to Kärntner Straße and Ronacher Theater
Average pedestrian frequency

Address and further information on request

Net rent:	€ 4,450.-
VAT rent	€ 890.-
gross rent:	€ 5,340.-
operating costs:	€ 554.-
other costs:	€ 206.-
total costs:	€ 6,100.-
Compensation:	€ 250,000.-
tenant commission:	3 MM plus 20% VAT

Effective area: approx. 120.00 m²

term of lease:	to 10 Year
Energy index:	35.96 kWh/(m ² a)
heating demand class:	E
Energy efficiency factor:	2.06
Energy class factor:	D

Air conditioning: preinstalled; **Location:** City centre; **Features:** Fully accessible, with a cellar, old building;
Frequency: Average pedestrian frequency; **Security:** alarm; **Public transport:** Subway, Tram, Bus



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✓ Send your Enquiry



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