

CONTACT



Mag. Elena Garanina, MA

Mobile : +43 664 303 40 64
 e-mail : elena.garanina@immotrading.at
 company : ImmoTrading GmbH
 address : 1010 Wien, Kärntner Ring 5-7
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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 expenditures 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













IMMOTRADING GMBH
Kärntner Ring 5-7, 1010 Vienna, Austria
+43 664 350 4000
office@immotrading.at

Imprint

CONTACT US:

Name *

Street, House Nr.

ZIP, city

Phone *

E-Mail *

