

## CONTACT



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## BASIC DATA

object number: **3056/682**  
 object type: **Hospitality**  
 state: **Wien**  
 address: **1010 Wien**  
 total costs: **€ 7,200.-**  
 Effective area: **approx. 120.00 m²**

## DESCRIPTION

### COCKTAIL-BAR IN THE CITY CENTER

Usable area: approx. 120 m2  
 Seats: 46 - max. 94  
 2 rooms, 2 storage rooms: above and below  
 THE LOCATION HAS NO KITCHEN!

Rent: € 5,420 net  
 Operating costs: € 580,- net  
 + 20% VAT  
 Total:  
 € 7,200,- 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:	€ 5,420.-
VAT rent	€ 1,084.-
gross rent:	€ 6,504.-
operating costs:	€ 696.-
total costs:	€ 7,200.-

Compensation:	€ 250,000.-
tenant commission:	3 MM plus 20% VAT

Effective area:	approx. 120.00 m²
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term of lease:	to 10 Year
floor:	0
Energy index:	35.96 kWh/(m²a)
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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Imprint

## CONTACT US:

Name *	<input type="text"/>
Street, House Nr.	<input type="text"/>
ZIP, city	<input type="text"/>
Phone *	<input type="text"/>
E-Mail *	<input type="text"/>