

Wien

Shop premises with large window area near the Hohen Markt

Property ID: 2025344099



RENT PRICE: 5.508 EUR

Property ID: 2025344099 - 1010 Wien

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At a glance

Property ID	2025344099	Rent price	5.508 EUR
Year of construction	1900	Retail space	Shop premises
		Commission	3 BMM + 20% UST
		Condition of property	Needs renovation
		Usable Space	ca. 306 m²

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Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	20.03.2033	Final Energy Demand	222.30 kWh/m²a
		Energy efficiency class	D

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The property



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The property



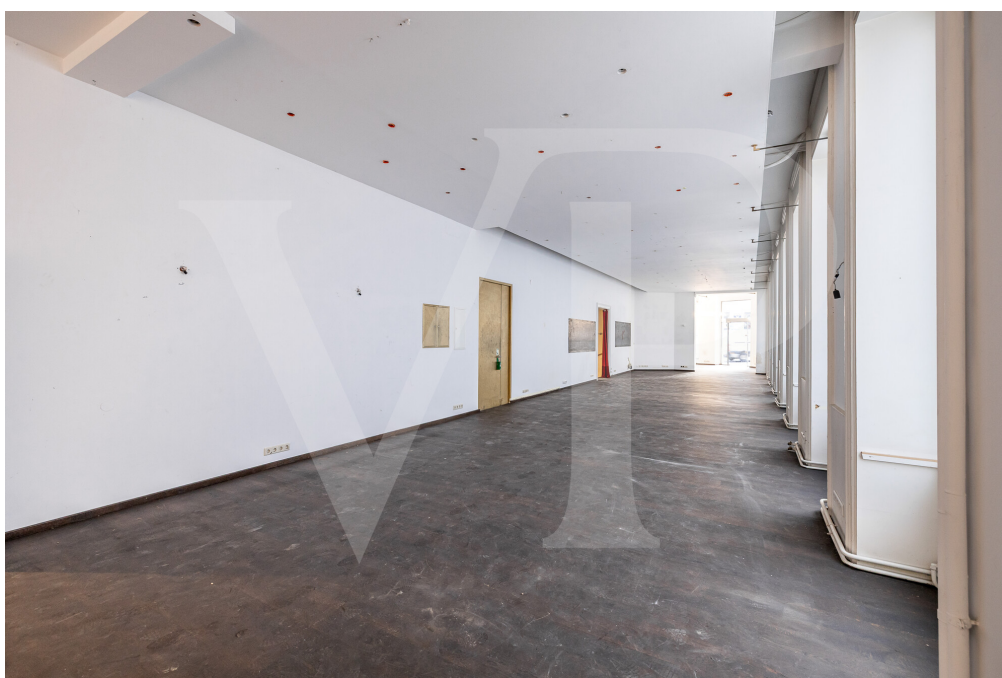
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The property



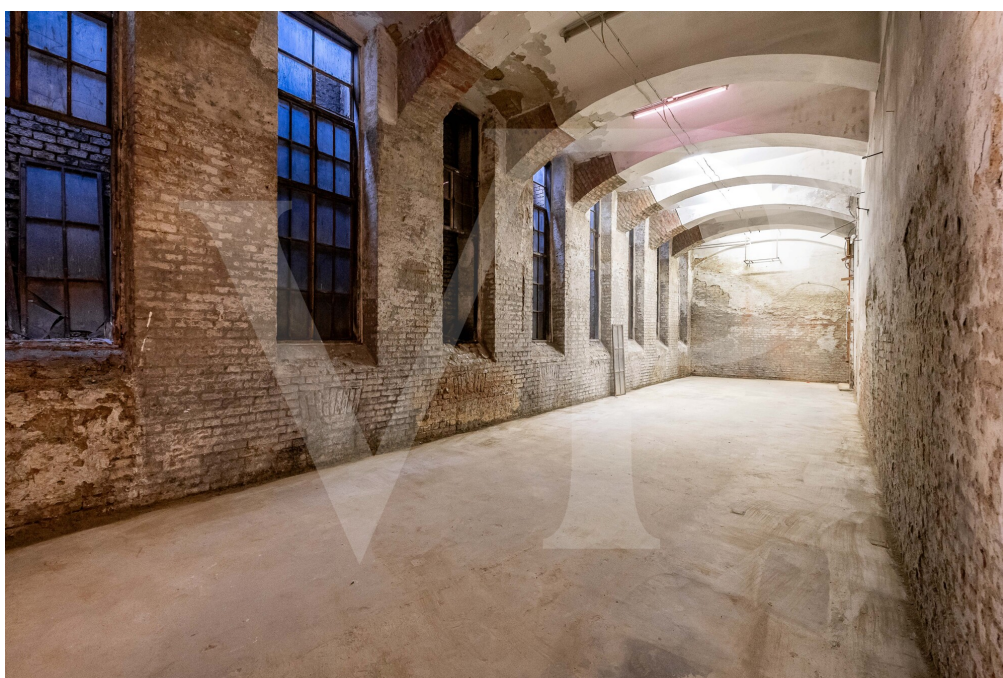
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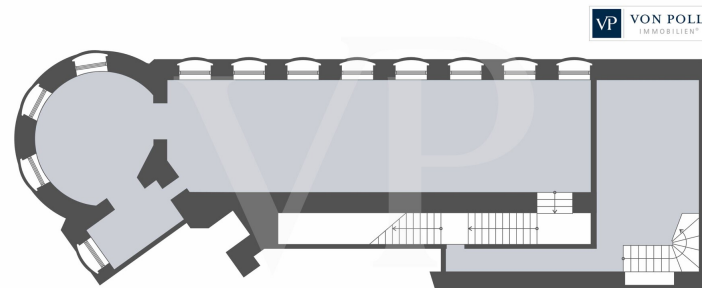
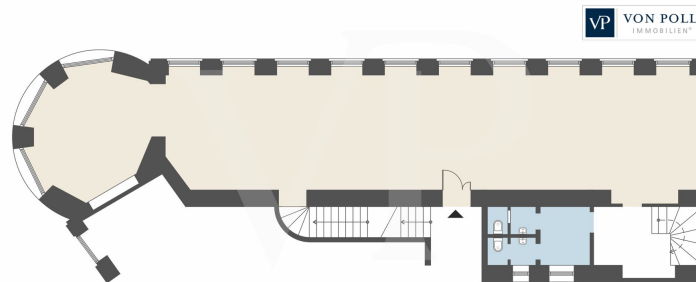
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The property



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Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

Spacious retail space with a large window area and high foot traffic. Located near the Hoher Markt and the Tuchlauben shopping street, this impressive shop is available for long-term lease. The space is ideally suited for a fashion or furniture store, but would also be perfectly suited to use as a gallery or art center. Use as a café or restaurant is unfortunately not permitted. The space is approximately 29 meters long and 5.10 meters wide at its widest point. The entrance features three display windows, and there are 10 additional large windows. The ceiling height is approximately 3.80 meters. The entire unit extends over two floors and is very bright and offers optimal usability. The lower level features another large, well-lit showroom with the charm of an old vaulted cellar. This room is also approximately 29 meters long and 5 meters wide, with a ceiling height of approximately 5 meters. There is also a storage room without natural light and the option to install two restrooms. The property requires extensive renovation/refurbishment. Net base rent: €4,590. Net operating costs: €672.76. Total gross rent: €6,315.31

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All about the location

Das Objekt liegt in unmittelbarer Nähe zum Hohen Markt und zur Einkaufsstraße Tuchlauben.

Sowohl die U-Bahn Station Schwedenplatz, als auch die Parkgarage am Hohen Markt sind in unmittelbarer Nähe, so dass Ihre Kunden Sie sowohl öffentlich als auch mit dem Auto optimal erreichen können.

Die Frequenz sowohl die Zahl der Fußgänger als auch die Zahl der Autofahrer betreffend kann als sehr gut bezeichnet werden.

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Contact partner

For further information, please contact your contact person:

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