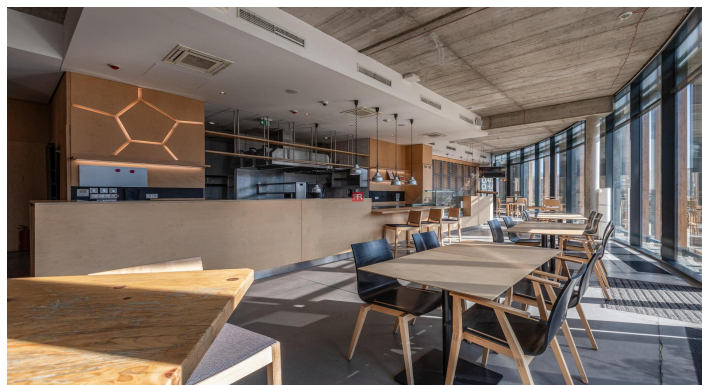


Business premises

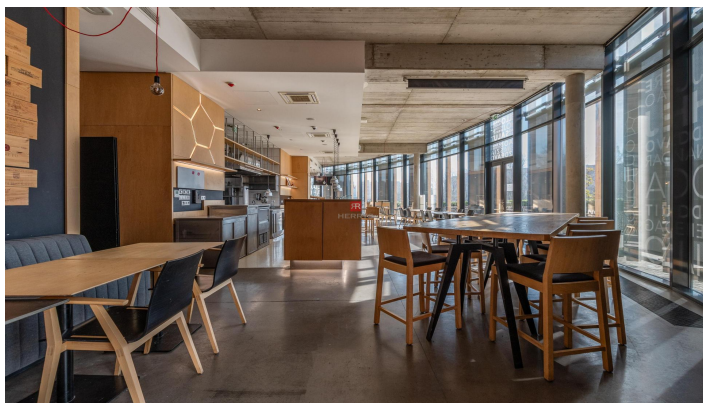
Rusovská cesta, Bratislava-Petržalka

676 500 €



Business name: **HERRYS s. r. o.**

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka



HERRYS - FOR SALE COMMERCIAL SPACE WITH A LARGE TERRACE IN A GROWING LOCATION IN PETRŽALKÁ CITY.

HERRYS offers for sale a spacious commercial space with an area of 238 m². It is located on Rusovská cesta in the successful Petržalka City project. The space also has an outdoor area of 248 m² of which **218 m² is a plot where a terrace with an overlap is located.** The outdoor plot provides a lot of possibilities to expand your services. The space was previously used as a restaurant and therefore the existing equipment can also be priced. The owner is also willing to sell the property on an installment basis.

The location is developing dynamically, with the construction of a new tram line and the creation of the Soho district to be completed in the near future. **The new Soho district will have a major impact on the property as it is the future center of Petržalka,** which will also be connected to the Petržalka city. Several pedestrian footbridges will be built across the Chorvátske rameno, which will have a positive impact on the overall movement in the locality and on the commercial area itself. Accessibility to the centre of Bratislava is 5 minutes by car.

This space can also be purchased on a lease or hire purchase basis offering flexibility for your business plan. This is an opportunity for investment in a promising location!

DISPOSITION

The space itself has 238 m² and separate entrances from both sides, one entrance is from Rusovská cesta and the other from the Croatian arm serves as access for staff to the terrace, on this side there is one more entrance in the middle. The space has a main front area with a roller shutter of 131 m². In this part there are also toilets, a staff room and a small utility room. There is also a pleasant wine cellar area of 24.5 m². Behind the wine cellar there is a lounge with a roller shutter area of 12.5 m². From the wine cellar, a wide corridor leads to the entrance to the outdoor



Mgr. Juraj Opálka

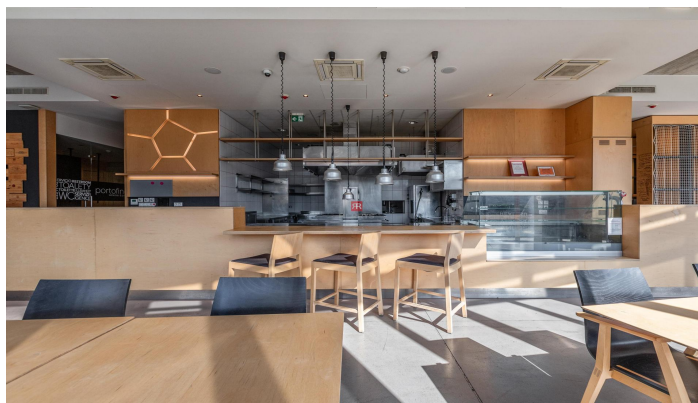
juraj.opalka@herrys.sk

0947948905

Ad ID: JO_PETRZALKA_CITY

Business name: HERRYS s. r. o.

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka



parking spaces towards Rusovská cesta.

Towards the Croatian arm there is a terrace located on a plot of 218 m2.

LOCALITY

The area is developing dynamically, with the construction of a new tram line and the creation of the Soho district to be completed in the near future. The new Soho district will have a major impact on the property as it is the future centre of Petržalka, which will also be connected to the Petržalka city locality. Several pedestrian footbridges will be built across the Chorvátske rameno, which will have a positive impact on the overall movement in the locality and on the commercial area itself.

BENEFITS

- Successful Petržalka city project
- Investment
- Accessibility to the city centre and to the exit from BA within 5 min. by car
- Possibility to buy on installments
- Excellent amenities.

PRICE

550 000€ + VAT



Mgr. Juraj Opálka

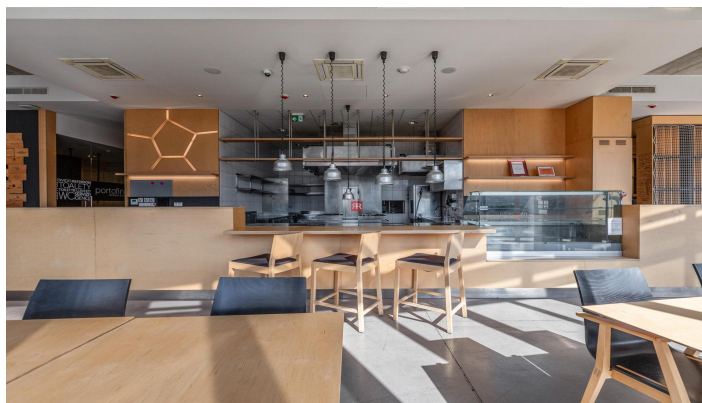
juraj.opalka@herry's.sk

0947948905

Ad ID: JO_PETRZALKA_CITY

Business name: HERRY'S s. r. o.

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka



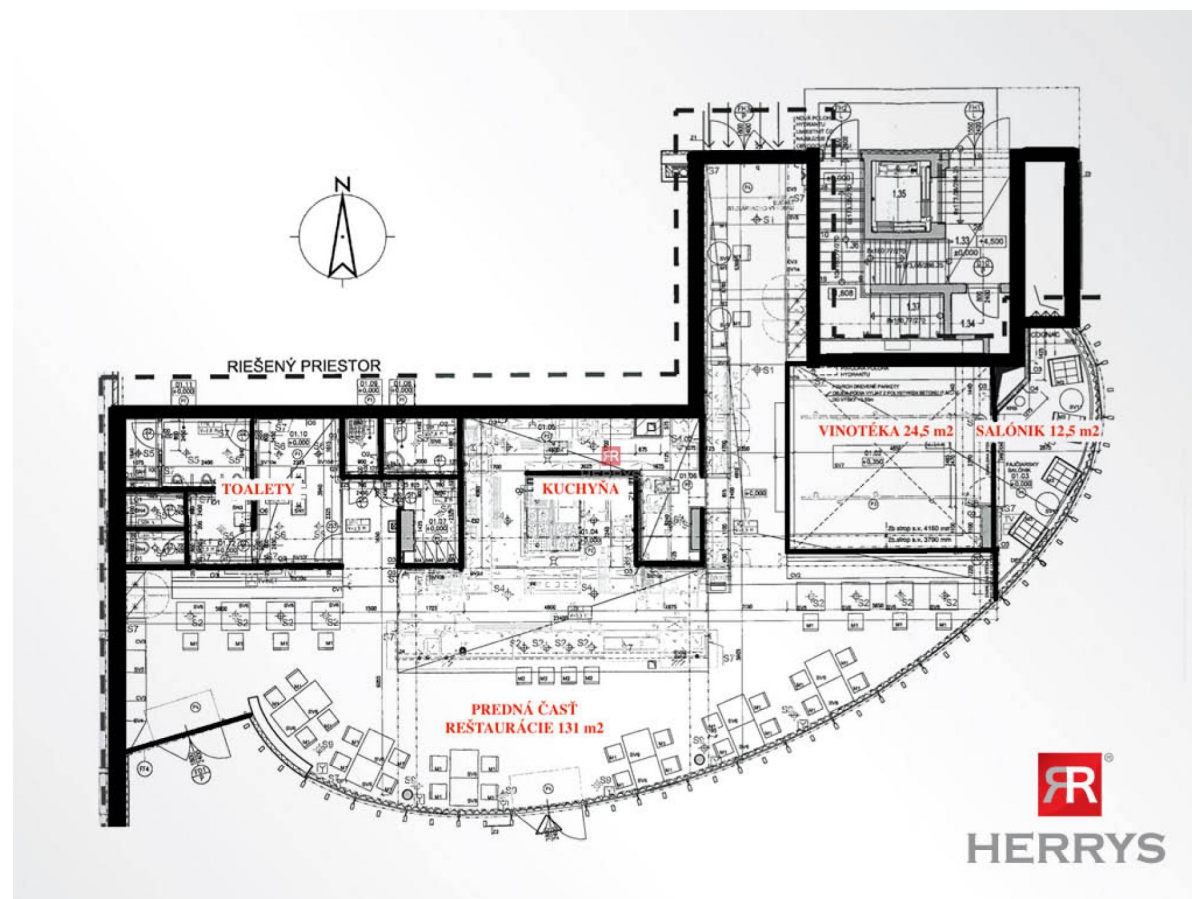
© The text and photos are the author's work and property of the real estate agency HERRYS.



Mgr. Juraj Opálka
juraj.opalka@herrys.sk
0947948905
Ad ID: JO_PETZALKA_CITY

Business name: HERRYS s. r. o.

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka



Business name: HERRYS s. r. o.

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka