nice shop in great location

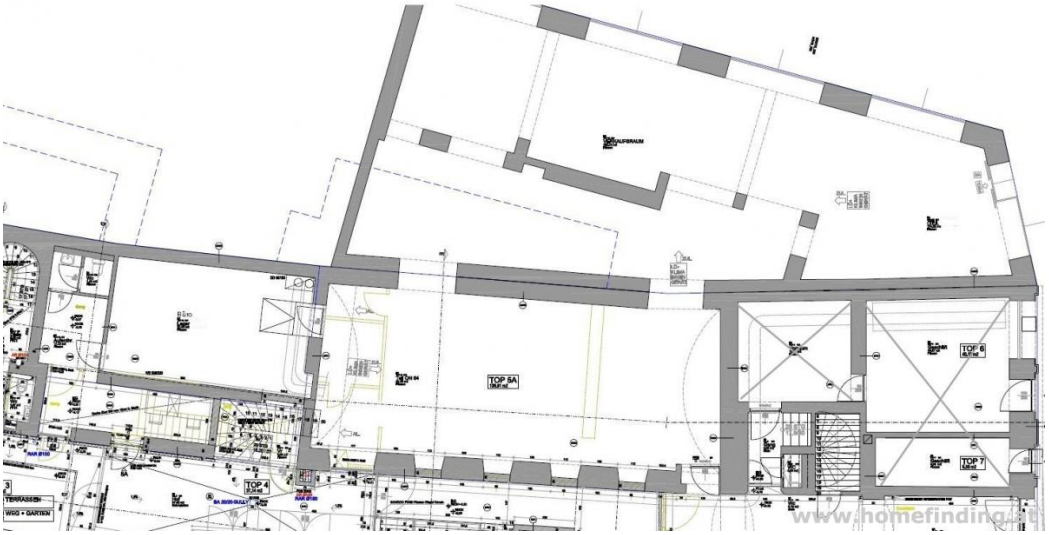
1030 Wien, Proximity: Ungargasse, Landstaßer Hauptstraße

€ 9.773,02 /month





Plans


TOP 5A
TOP 6
TOP 7
TOP 4
TERRASSEN
WHG + GARTEN



About Property

nice shop in a great location near Landstraßer Hauptstraße

LOCATION
The well know and highly frequented Landstraßer Hauptstraße is just in front of the building. Shops, restaurants, supermarkets etc. can be found within walking distance.

PUBLIC TRANSPORT
U3, 74A, U4, S-Bahnen, CAT

PROPERTY
The property offers following rooms:
.ca 300m² selling space
.storage rooms
.several toilts

EQUIPMENT
.tiled floors
.basement possible
.AC

COSTS
rent: general maintenance costs and VAT included
deposit: 4 gross rents
commission: 3 rents + 20% VAT
stamp fee

General

Propertynumber	11786
Property type	Büro

Costs

net rent	€ 7.174,04
gross rent	€ 8608.85
operating cost	€ 1164.17
total rent	€ 9.773,02

Keyfacts

Nutzfläche	400m²
Kellerfläche	42.68m²
rooms	3
Property age	Neubau
condition	sehr gut
Available from	nV

Contract type	befristet

Furnishing

Flooring	Fliesenboden
parking	--
kitchen	nein
elevator	ja

Energy Performance Certificate

HWB (kwh/m^2/Jahr)	156.1
HWB Energieklasse	E
f_{GEE}	1.63
f_{GEE} Energieklasse	C

Lage

Verkehrsanbindung	U3, 74A, CAT, S-Bahnen, U4
Nähe	Ungargasse, Landstaßer Hauptstraße