

# Nice shop close to Währinger Straße

📍 1090 Wien, Proximity: Währinger Straße

€ 1.300,-/month



## About Property

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This nice old style shop is placed near Volksoper.

### LOCATION

shops, restaurants and public transport (37,38,39,40,41,42,5,U6) can be found within walking distance.

### PROPERTY

The shop has following rooms:

>ground floor:

- .room with access from the street
- .second room with small kitchen

>first floor:

- .open space - can be used as an office

equipment:

- .wooden and tiled floors

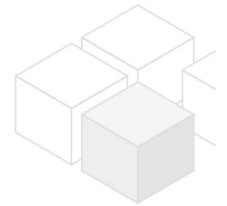
### COSTS

rent: general maintenance costs and VAT included

deposit: 3 gross rents

commission: 3 rents + 20% VAT

stamp fee: due to law



## General

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Property number	11809
Property type	Büro

## Costs

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net rent	€ 1.008,49
gross rent	€ 1210.19
operating cost	€ 89.81
total rent	€ 1.300,-

## Keyfacts

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Nutzfläche	42m <sup>2</sup>
rooms	2
WC	1
Property age	Altbau
condition	sehr gut
Available from	sofort

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Contract type                      befristet

## Furnishing

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type of heating                      Etagenheizung  
Flooring                                Parkettboden  
parking                                 --  
kitchen                                 ja

## Energy Performance Certificate

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HWB Energieklasse                 D

## Lage

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Verkehrsanbindung                37,38,39,40,41,42,5, U6  
Nähe                                    Währinger Straße

