Business premises
Rusovská cesta, Bratislava-Petržalka

Price in EA

HERRYS - FOR RENT RESTAURANT WITH LARGE TERRACE IN ATTRACTIVE PROJECT PETRŽALKA CITY

Real estate agency HERRYS offers for rent **a spacious fully equipped and furnished restaurant with an area of 238 m2 and a terrace with an area of 80 m2.** It is located on Rusovská cesta in the sought-after Petržalka City project. The restaurant is adjacent to the outdoor area, on which is located a terrace with an overlap.

Maximum restaurant capacity: **90 seats**
Maximum terrace capacity: **70 seats**

The lease includes **a fully equipped kitchen and furniture in the restaurant and on the terrace.**
There is also **a smoking area.**

The average monthly operating costs are **3.500€/month.**

DISPOSITION

The restaurant has an area of 238 m2 and separate entrances from both sides. One entrance is from Rusovska cesta and the other from Chorvátske rameno, which also serves as staff access to the terrace. On this side there is one more entrance in the middle.
The space has a main front area of 131 m2. In this part there are also toilets, a staff room and a small technical room. There is also a pleasant wine cellar area of 24.5 m2. Behind the wine cellar there is a lounge with an area of 12.5 m2. From the wine cellar there is a wide corridor access to the entrance to the outdoor parking spaces for the public towards Rusovská cesta.
Towards the Croatian arm there is a terrace located on the plot with an area of 218 m2.

LOCALITY

The locality is developing dynamically, and in the near future the construction of a new tram line will be completed here and the Soho district will be created - the future centre of Petržalka, which will also be connected with 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 as well as on the commercial area itself. Excellent transport accessibility to the city centre and the motorway bypass - within 5 minutes by car.

BENEFITS

Ing. Andrea Kaňuščáková
andrea.kanuscakova@herrys.sk
+421 948 445 111
Ad ID: AK261

Business name: HERRYS s. r. o.

- **Restaurant with terrace** in the successful project **Petržalka City**
- **Fully and luxuriously equipped quality kitchen**
- Available **furniture in the restaurant and on the terrace**
- **Excellent layout - sensible division of the space into logical units** (main part, wine cellar, lounge with smoking area, kitchen)
- Developing location - expected SOHO district - the future center of Petržalka
- Accessibility to the center and the motorway bypass within 5 min. by car

PRICE

Price in EA

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

Ing. Andrea Kaňuščáková
andrea.kanuscakova@herrys.sk
+421 948 445 111
Ad ID: AK261

Business name: HERRYS s. r. o.

HERRYS®
finally at home

REALITNÁ KANCELÁRIA ROKA 2018 BRATISLAVA
Best Local Real Estate Agency CIJ Awards 12 13 14 15 19 20 21 22 23 Slovakia
Best Local Power Broker Team CIJ Awards 16 17 Slovakia
Najväčšia klasická realitná kancelária SME Ekonomika 1. miesto 20 SME Ekonomika 2. miesto 21
HOF AWARDS BEST OF THE BEST 2022 CENTRAL & EASTERN EUROPE