



Prague, lucrative retail space for rent (225 m²), parking, Italská Street

Italská, Praha, Hlavní město Praha

150 000 CZK / month

We are offering for rent a prestigious retail space with a total area of 224.70 m², located on the ground floor of a completely renovated Neo-Renaissance residential building with large storefront windows. The space is situated at a prestigious address on Italská Street in Vinohrady, right next to Náměstí Míru and within walking distance of Wenceslas Square. NO COMMISSION. The main sales area, with a separate entrance from the street, measures approximately 120 m² and offers seating for 40 people, two sales counters, and three restrooms (for women, men, and staff). An additional 40 seats are available on the outdoor patio. The space includes a fully equipped kitchen with a prep area, facilities for pastry production, refrigerated storage units, dry storage rooms, a locker room with a cleaning room, a bathroom with a shower, a separate restroom, and complete staff facilities. Standard features include ventilation, air conditioning, a security system, high-speed internet, and a sufficient number of telephone lines. The interior features high-quality wooden floors combined with ceramic tile flooring. Heating is provided by natural gas. The premises have been approved for use as a restaurant and pastry shop, though their use can be changed through a re-approval process. Thanks to their layout, they are suitable, for example, for offices and corporate headquarters, a showroom, a prestigious client center, medical offices, consulting services, architectural, design, or law firms, financial and consulting companies, or massage and wellness services. The location offers excellent transportation access. The Náměstí Míru metro station (Line A) is right next to the building, and the I. P. Pavlova metro station (Line C), as well as tram and bus stops, are also nearby. Wenceslas Square is about a five-minute walk away, and Riegrovy sady Park is also nearby. Parking spaces in the building’s underground garage are available for rent at an additional cost. Refundable security deposit: equal to six months’ rentand ODSTUPNE 3. mil. CZK. Available immediately.

PRICE

Price lease	150 000 CZK / month
Note	+ fees of 50,000 CZK (building maintenance fees, water, ventilation/air conditioning, electricity, gas)
Commission	+ Commissions real estate

LOCATION

District	Prague
Prague district	Prague 2

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Part of city	Vinohrady
Street	Italská
House number	Hidden

INFORMATION ABOUT THE PROPERTY

Contract type	Lease
Order number	79184
Date	27.08.2026
Available from	09.07.2026
Object kind	Mixed construction
Object placing	Town center
Equipped	Yes
Built area m^2	675
Usable area m^2	225
Total floor area m^2	225
Number of parking spaces	1
Number of garages	1
Other	Elevator
Telecommunications	Internet
Transport	Public transport, Bus
Year of substantial inspection	1919
Date of moving in	09.07.2026
Number of building floors	6
Number of floor in building	1

ENERGY PERFORMANCE CERTIFICATE

Energy efficiency class	G - Extremely wasteful
Energy Performance Certificate drawn up in accordance with	264/2020 Sb.

NOTE OF SPACE

Type	Commercial
Type of house	Multi-story
Type of areas	Commercial
Condition of space	After renovation
Waste	Sewage
Gas	Gas pipeline

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