

Commercial premises for sale: 60 m², Kliny, Kraków

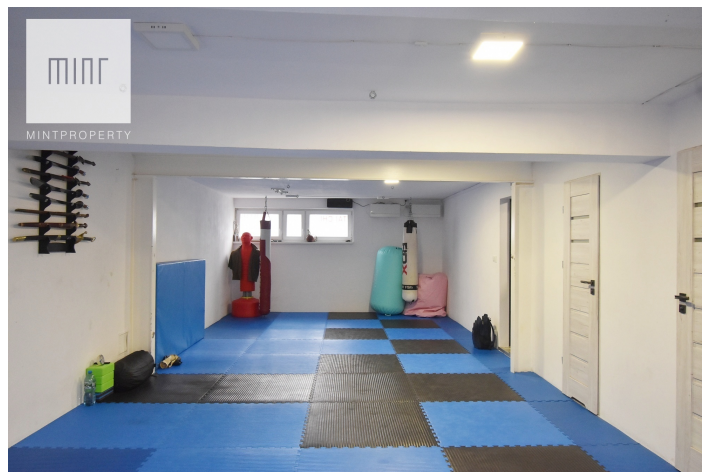
Price

350 000 PLN

5 833 PLN/m²





KRAKÓW
Kliny



| Size | Rooms | Bedrooms | Bathrooms | Floor |
|----------------------|-------|----------|-----------|--------|
| 60.00 m ² | 1 | 0 | 0 | parter |

Dodatkowe udogodnienia:

-  Air conditioning
-  Parking

Mint Property presents a functional commercial premises with an area of 60 m², located in the Dębniaki district, Kliny.

The premises have been fully refurbished – ready for immediate use, no rent – only service charges.

PREMISES

- area: 60 m²
- ground floor
- layout: open plan (approx. 11.5 m x 4.5-5.5 m), WC and shower
- flexible layout options.

The premises offer a wide range of uses – ideal for service, office or retail businesses, as well as a studio.

STANDARD AND FITTINGS

- premises fully refurbished
- professional waterproofing (injection)
- mechanical ventilation with heat recovery (Mitsubishi Lossnay)
- full LED lighting
- new screeds, renovation and mineral plasters
- new windows (Drutex) and doors
- pre-installed connections for a kitchen (can be adapted for residential use without any chiselling)
- modern bathroom with electric underfloor heating
- electric heating (energy-efficient radiators with a programmer)
- easy installation of air conditioning

ADDITIONAL ADVANTAGES

- ✓ excellent exposure – on a pedestrian thoroughfare
- ✓ possibility of placing advertising facing the street
- ✓ previously operated as a pub (Sanitary Inspection approval)
- ✓ parking spaces in the immediate vicinity.

LOCATION

The premises are situated in a well-developed part of Kraków – Kliny, surrounded by residential and commercial buildings.

Nearby:

Maćka and Dorota Park – recreational areas
 numerous shops and service outlets (Carrefour, Lidl, Biedronka, Castorama)
 schools, clinics, gyms
 a local 'shopping centre' with high footfall

Transport links:

easy access to the centre of Kraków

quick access to the A4 motorway

bus services

LEGAL STATUS

co-ownership (1/3 of the building) with a land and mortgage register
 notarised designation



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KRAKÓW

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