

## Commercial premises for lease in Vokiečiai str., Vilnius

**Address:** Vokiečių g. 11, Vilnius, Lithuania

**Purpose:** Lease

**Type:** Retail property

**Region:** Vilnius

**Area size:** 160.00 sq. m.

**Price:** 3 200.00 EUR

**Seller** ŽILVINAS BLIZNIKAS

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- Exclusive place in Vokiečiai str.;
- Persistent high pedestrian flow;
- Good visibility;
- Shop windows on the street side;
- A separate entrance from the Vokiečiai str.;
- Convenient parking near the premises (blue parking zone);
- Synergy with other existing neighborhood activities: cafes, catering, trade;
- Ability to customize the premises for the catering, technologically installing the kitchen, staff and support facilities in the basement and first floor and entresol for seating area;
- Purpose of the premises – according to the wishes of tenant;
- Electrical power – on demand;
- Convenient discharge within courtyard;
- Urban water supply and waste water;
- City central heating (with individual accounts).

### Installation:

- Premises are not installed. The landlord changes the purpose of the premises by the tenant activity, any works is carried out tenant's initiative and expense;
- The height of the first floor ranging from 2.25 to 2.35 m., basement – from 2.55 to 2.85 m.;
- Premises can be splitting into smaller units;
- Basement installed in good quality.



