



### ID: 21087 WWW.ESTATELATVIA.COM TEL./VIBER/WHATSAPP: +37120208819



ID: **21087** 

Location: Riga / Centre /

Type: Commercial premises

Rooms: **3** Floor: -/6

Size: **242.80 m<sup>2</sup>** 

Internet: Yes
TV: Yes
Alarm system: Yes

Price: To buy: 500 000 EUR





### Description

An investment object is proposed, consisting of three separate premises, occupying the basement floor of a facade building on the street. Lacplesa 35. Art Nouveau building, in 2023 the facade, stairwells, etc. will be renovated.

- 1) Restaurant "Brooklyn", Total area 143.7 sq. m. Now in the premises since 2005 there is a whiskey restaurant, 3 halls, now the contract has been renewed for another 10 years and entered into the Land Register.
- 2) Cafe, Total area 55.1 sq. m, Just finished renovation in a cafe, a new system of supply and exhaust ventilation in a restaurant and a cafe.

Monthly rent 922 Euro/month+utilities+real estate tax

3) the premises of the former shoe workshop. Total area 44 sq. m, now partially used as a warehouse for a restaurant, you can separate 20 sq. with entrance from the yard.

Both premises have the status of "public catering", approval from Veselības inspekcija, Piemineķlu inspekcija, Būvvalde.

Yield 6.3%.

### Tamara Nikiforova

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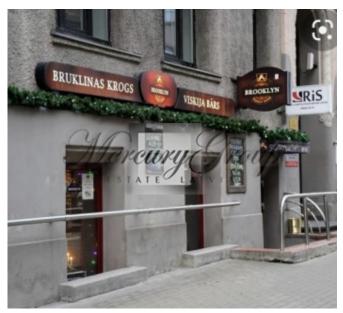


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