



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, Pieminekļu inspekcija, Būvvalde.

Yield 6.3%.

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