Coldwell Banker Futura Group
Via Giovanni Branca, 76 / 78 - 00153 Roma
P.IVA e C.F.: 09853931005
Tel.: (+39) 06 45556465

Restaurant for Sell in Roma - Area: Prati

Via Crescenzio, Roma, 00193 (RM)

800.000€

Contact info

Coldwell Banker Futura Group
Alfredo Ricci

Phone: (+39) 06 45556465

Description

PRATI – VATICAN – SPACE FOR SALE WITH CHIMNEY
Coldwell Banker offers the exclusive sale of a generously sized, highly visible commercial space located in one of Rome's most prestigious neighborhoods, ideal for attracting both residents and tourists, at the intersection of Via Crescenzio, Via Terenzio, and Via Sforza Pallavicini.
Just steps from the Vatican and Via Cola di Rienzo, we offer for sale the walls of a commercial space with a chimney, previously used as a restaurant. The property, which occupies the entire basement of an elegant period building, is strategically located, also of tourist interest, and benefits from heavy pedestrian and vehicular traffic.
The commercial space measures 305 sq m on a single level, is well-windowed, and partially underground, with 3.40 m high ceilings. It has two or, if desired, three entrances from the street. It is currently in poor condition but is suitable for significant renovations to improve the usability of the various rooms.
The rooms, which feature 14 large windows and two or three street entrances, can seat 70 to 80 people, all indoors and currently without occupying public space. The kitchen has two entrances, one on each side of the space, while there are currently four restrooms. The rendering illustrating the space's potential also included the reception area, private office, storage room, changing room, and staff restroom.
The 14/16 large windows, spanning the entire base of the building, are 360° external perimeter windows, with views divided between private areas, primarily shared spaces, and street views. The street views are on Via Crescenzio and Via Terenzio, with 6 light points facing south and west.
Given its strategic location, the area's high tourist traffic, and its proximity to St. Peter's Basilica and the Via Cola di Rienzo shopping district, as well as public and private offices and the Piazza Cavour courthouse, the property is an ideal investment, also considering its turnover and potential profitability.
The property is made up of four/six separate cadastral units, all category C/1, on a single level, which have been owned by the current owner for generations, some for at least 50 years.
The space is perfect for a restaurant, supermarket, art gallery, or high-end showroom. Its strategic and prominent location makes this commercial space ideal for a variety of businesses.
Energy Class: "G"
NB: The information and floor plans in this announcement are indicative and do not constitute a contractual element.

Details

Property ID: CBI047-203-520523

Surface: 305.00 m²

Rooms: 6

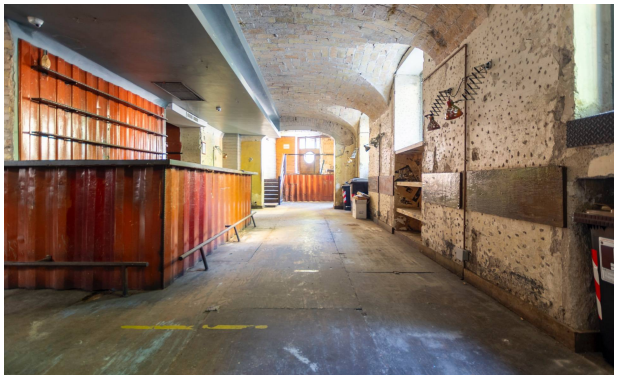
Bathrooms: 4

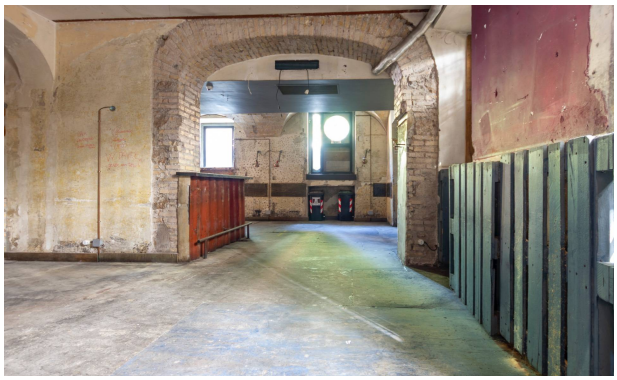
Energy Class: G EP glnr: 175.00 kwh/m²

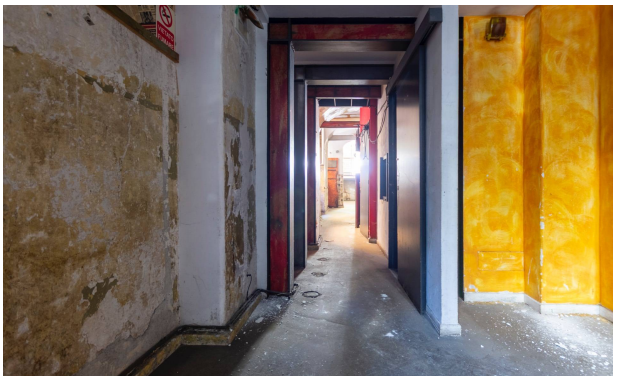
Property Features

- Floor: Basement
- Conservation status: To be renovated
- Current condition: Free upon deed
- Surface: 305.00 m²
- Rooms: 6
- Bathrooms: 4
- Kitchen: Habitable
- Position: Central

Images







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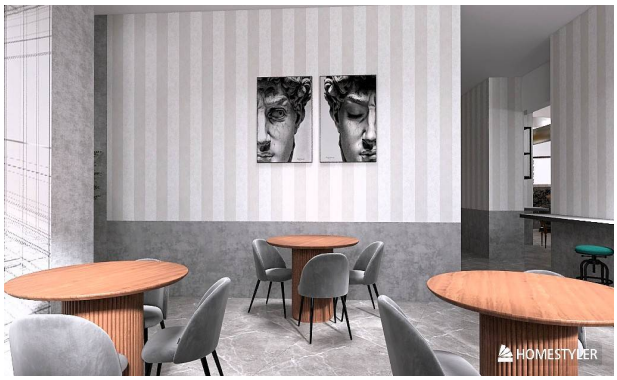
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