



ID code: **8409**  
Location: **Riga / Centre / Alberta**  
Type: **Commercial premises**  
House type: **Renovated house**  
Floor: **-/5**  
Size: **89.90 m<sup>2</sup>**  
Internet: **Yes**  
TV: **Yes**  
Alarm system: **Yes**  
Alarm system: **Yes**  
**Price:** **Long term rent: 1 300 EUR**



## Description

Commercial premises for rent with an area of 89.9 sq.m. in the embassy district, in the Art Nouveau renovated house on Alberta Street.

The embassy district of Riga - "Quiet center." The neighborhood of the streets Elizabetes, Antonios and, of course, Alberta has long been called the noble's nest. Here many embassies settled, the most beautiful parks of the center of Riga were laid out. There is a lot of light and air here. Nearby are the Kronvalda park and the Esplanade park, many embassies, many restaurants and cafes, salons, various museums, including the State Art Museum, various infrastructure facilities - retail facilities, consumer services, schools, mail, sports facilities. Excellent transport links, including public transport.

5-storey renovated apartment building on Alberta Street was built in 1901 by architects Friedrich Shefel and Heinrich Shel.

During the reconstruction of the house were used the highest quality materials.  
Connection to urban engineering communications.  
Security in the lobby of the building around the clock.

Retail premises with a total area of 89.9 square meters are located on the ground floor (3 steps down). There are two entrances, from the street of Alberta and from the side of the staircase. 4 windows of the premises facing the street of Alberta, the rest - towards the courtyard.

Retail premises consist of several rooms: a trading hall 51.8 m<sup>2</sup> with a tiled stove and 23 m<sup>2</sup>, a corridor of 8.8 m<sup>2</sup>, a utility room - 1.5 m<sup>2</sup>, a bathroom with a window - 4.8 m<sup>2</sup>. Ceiling height in the premises is 2.8 m<sup>2</sup>. The walls of the premises are painted in light colors. Wooden double-glazed windows. New radiators. Respectable neighbors.

Accomplishment of premises:

Internet and TV connection;  
Central heating, individual counters for heating,  
Electricity;  
Cold water;  
Hot water;  
Sewerage;  
Combined bathroom,



Live security in the house,  
Video surveillance along the perimeter of the house.

Maintenance fee is 1.35 EUR/m2.

The utility bills in summer are about 230-330 euros, in winter: 320-370 euros. Real estate tax in 2018: 544,33 EUR.

**Rent: 1300,- EUR per month + VAT + utilities and maintenance payments + real estate tax.**

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