



Broker

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Commercial space for rent with a shop window, 230 m<sup>2</sup>, Kobylnice, U Řempa street (06578\_EN)

**49 900 CZK/month****(+ advances on services and energy + security deposit + commission)****Available 01.04. 2026****Total area:** 230 m<sup>2</sup>**Sort of real property:** Komerční objekty - Obchod**Structure:** Cihlová**Počet podlaží:** 0. floor**Lift:** Yes**PENB:** B

## Facilities



lednice



myčka



Výtah

## Commercial space for rent with a shop window, 230 m<sup>2</sup>, Kobylnice, U Řempa street

As the exclusive representative of the owner, we offer for rent a complex of commercial and operational premises with a total area of 230 m<sup>2</sup> in the village of Kobylnice, on U Řempa Street. The premises are located on the ground floor of the building, have separate entrances from the street and shop windows, which ensures excellent visibility and attractiveness for customers.

The entire building offers the possibility of renting as a whole or in individual units, according to the needs of the tenant.

Suitable for a shop, services, showroom, offices, medical or cosmetic services, an e-shop with facilities, a dispensing point or combined operation.

Layout and use:

The space is divided into several functional parts:

- 2x main commercial space (approx. 39 m<sup>2</sup> and 55 m<sup>2</sup>)
- 2x warehouse (approx. 40 m<sup>2</sup> and 39.5 m<sup>2</sup>)
- 2x kitchenette
- 2x cloakroom
- 2x WC
- 2x shower
- 2x cleaning room

Thanks to this solution, the building is ideal for, for example,:

- multiple establishments under one roof
- a larger company with separate departments
- a medical, beauty or wellness center
- a combination of a store, warehouse and administration

Heating and hot water are provided from a common boiler room in the house.

The space includes 2 reserved parking spaces.

There are approximately 15 parking spaces available for tenants within the complex, which can also be used by these commercial units. Additional parking is possible on the supply road behind the house.

**Main advantages:**

- shop windows and entrances directly from the street
- the possibility of dividing into multiple units
- large warehouse spaces
- complete social and operational facilities
- flexible use
- parking in the area
- very good technical condition

The property is located in the village of Kobylnice, in close proximity to the city of Brno, with excellent accessibility by car and public transport.

The location combines a quiet residential environment with an active business zone. There are residential developments, companies and services in the vicinity, which ensures a stable movement of potential customers.

The advantage is a quick connection to the main transport routes towards Brno, Šlapanice, Slavkov u Brna and surrounding villages. The location is suitable for both local business and regional operations.

## Similar property



### Rent, Commercial Offices, 131 m<sup>2</sup> - Měnín

Měnín

85 CZK/sq m/month

Reserved | Sort of real property: Komerční objekty - Kancelář

Total area: 131 m<sup>2</sup>

### Rent, Commercial Offices, 138 m<sup>2</sup> - Brno-město

Zelný trh, Brno - Brno-město

49 000 CZK/month

Reserved | Sort of real property: Komerční objekty - Kancelář

Total area: 138 m<sup>2</sup>

### Rent, Commercial Commercial premises, 277 m<sup>2</sup> - Vyškov-Předměstí

Žerotínova, Vyškov

2 000 CZK/sq m/per annum

Reserved | Sort of real property: Komerční objekty - Obchod

Total area: 277 m<sup>2</sup>

### Rent, Commercial Offices, 30 m<sup>2</sup> - Vyškov-Předměstí

Žerotínova, Vyškov - Vyškov-Předměstí

1 750 CZK/sq m/per annum

Reserved | Sort of real property: Komerční objekty - Kancelář

Total area: 30 m<sup>2</sup>

### Rent, Commercial Commercial premises, 277 m<sup>2</sup> - Vyškov-Předměstí

Žerotínova, Vyškov - Vyškov-Předměstí

2 000 CZK/sq m/per annum

Reserved | Sort of real property: Komerční objekty - Obchod

Total area: 277 m<sup>2</sup>

**Rent, Commercial Offices, 0 m<sup>2</sup> - Popůvky**

Vnitrovna, Popůvky

**201 CZK/sq m/month****Reserved** | Sort of real property: **Komerční objekty - Sklad** | Total area: **50 m<sup>2</sup>**