

SCHAUPLATZGASSE 22 BERN

Dining · Bar · Events · Coworking

An exceptional address in the heart of Bern's Old Town

Flexible leasing: single-tenant, or restaurant, studios, event spaces and offices available separately

AVAILABLE NOW OR BY ARRANGEMENT

Illustrative visualisation of the exterior

One address. Many business models.

Schauplatzgasse 22 combines an established restaurant layout with exceptional additional space for events, seminars, hospitality and coworking. From a ground-floor bar to a whole-building concept, different uses can be combined flexibly.

Office space and studios can also be rented individually.

731 m²
Lettable area in the building

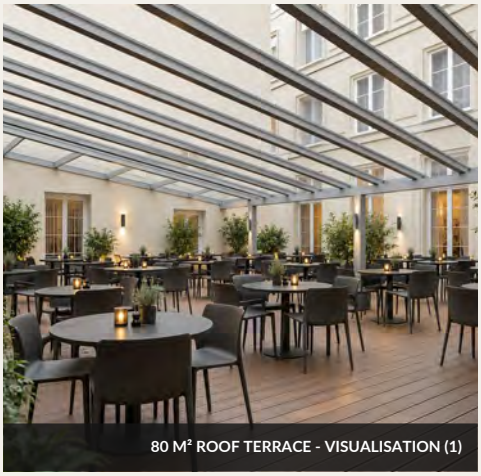
80 m²
Spacious roof terrace

Approx. 110 m²
Ground-floor bar and dining area

162 m²
Optional space on the 4th and 5th floors


CURRENT INTERIOR VIEW (2)


GROUND-FLOOR BAR


80 M² ROOF TERRACE - VISUALISATION (1)

Between the main station and the Federal Palace · High visibility · Flexible lease models · Professional catering infrastructure

200 seated/standing places (3) · Alcohol service · Thu–Sat indoors until 03:30 (3)

(1) The terrace currently has darker flooring and a welcoming lounge area, which can be retained.

(2) The restaurant can be taken over fully furnished.

(3) Entire operation, including terrace. Licence dated 10 March 2026; see pages 5–6 for capacities, opening hours and qualifications.

A location that drives footfall.



LOCATION ILLUSTRATION

In the heart of Bern's upper Old Town

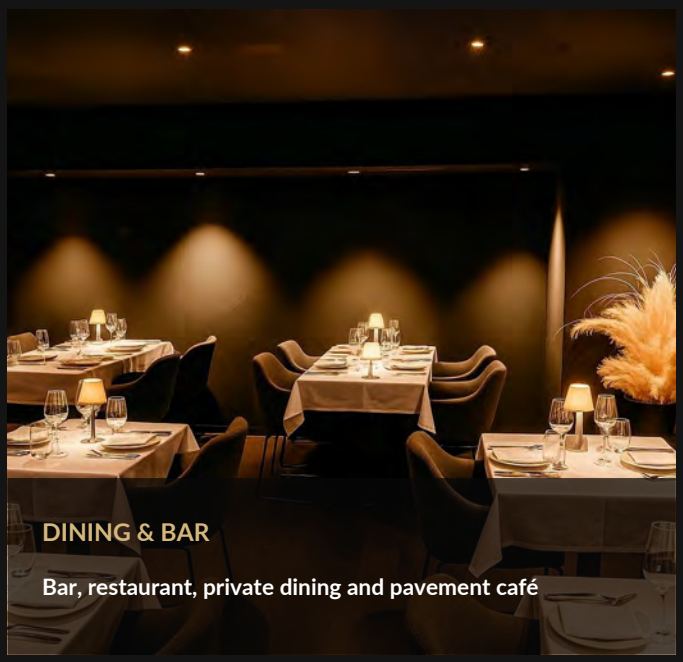
The property sits on a busy route between the main railway station and the Federal Palace. Its prominent ground-floor frontage, proximity to shops, restaurants, public administration and public transport, together with strong pedestrian traffic, provide an excellent setting for a highly visible concept.

Bern's historic Old Town offers a distinctive setting for dining, hospitality, events and premium workspaces: urban, prestigious and exceptionally well connected.

MAIN STATION	3-minute walk
FEDERAL PALACE	Close by
OLD TOWN	Prestigious setting
FOOTFALL	Strong passing trade

One building. Many concepts.

The building's multi-level layout offers far more than a conventional restaurant. Different revenue streams can be brought together at a single address.



DINING & BAR

Bar, restaurant, private dining and pavement café



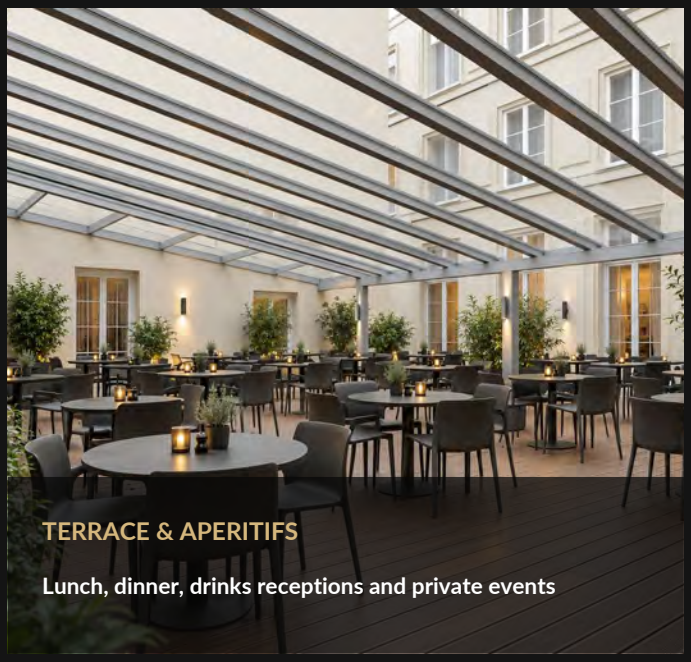
EVENTS & HOSPITALITY

Corporate events, presentations and community formats



SEMINARS & CULTURE

Workshops, training, concerts and flexible seating



TERRACE & APERITIFS

Lunch, dinner, drinks receptions and private events

SINGLE-TENANT OR MODULAR

From a focused restaurant package to the entire building, the space can be tailored to the operating concept.

GROUND FLOOR

A bar with a presence in the city.

Approx. 110 m² of bar and dining space

Direct access, a broad shopfront and a high-footfall location ensure visibility from the very first moment.

BAR · LOUNGE · CAFÉ · COMMUNITY

REGULAR OPENING HOURS (1)

05:00–00:30

Open beyond midnight every day

THU, FRI & SAT · INDOORS (1)

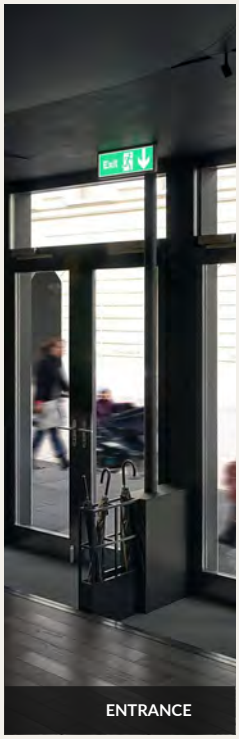
Until 03:30

On the following morning

Presence, atmosphere and additional outdoor seating

The generous bar area suits a café, lounge or evening venue, as well as a reception or community space. The operating licence includes alcohol service. Outside, 6 pavement places and 12 street places are listed, subject to a valid municipal permit.

- Direct frontage on Schauplatzgasse
- High visibility and strong passing trade
- 6 pavement + 12 street places (1)



ENTRANCE



PAVEMENT CAFÉ

(1) Operating licence dated 10 March 2026, pp. 1–2; conditions on p. 6. Outdoor service ends at 00:30. Doors/windows must be closed when music is played, and always from 00:30. Continuation by a new operator and changes to the concept require clarification with the authorities.

Restaurant, professional kitchen & 80 m² roof terrace.



CURRENT INTERIOR VIEW

Approx. 296 m²
Restaurant and terrace area

Approx. 216 m²
Indoor space on this floor

80 m²
Roof terrace

200
Seated / standing places, total*

The heart of the building

Spacious dining rooms, a high-capacity commercial kitchen with gas connections and a sheltered roof terrace create a versatile setting for lunch, dinner, drinks receptions, private dining and events. The kitchen is designed for demanding, high-volume operations.



DINING ROOM



TERRACE · VISUALISATION

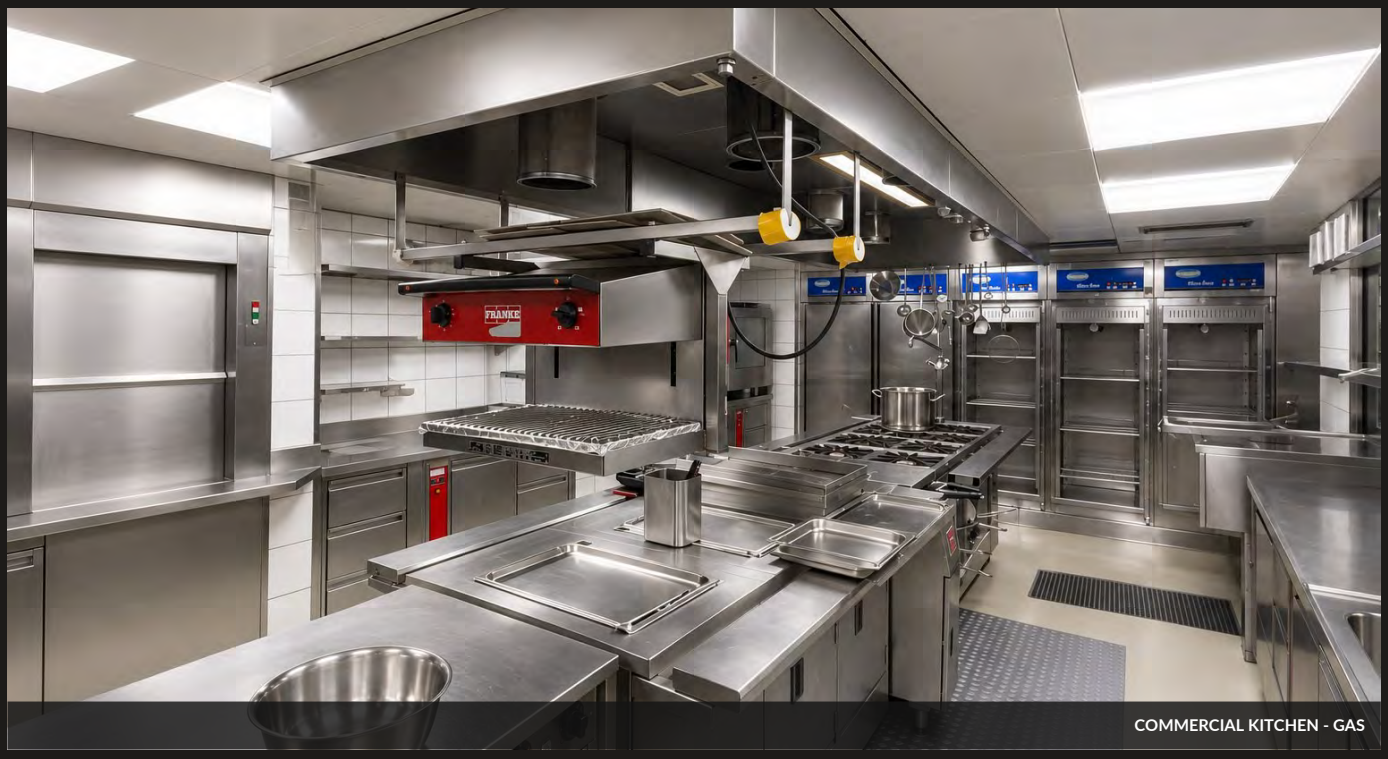


COMMERCIAL KITCHEN - GAS

Year-round operation with alcohol service and a separately listed smoking lounge.

* 200 seated/standing places listed for the entire operation: bar 50, restaurant 70, smoking lounge 30, private terrace 50. Source: operating licence dated 10 March 2026, p. 1; year-round operation per p. 4.
Fire-safety occupancy limits include staff: ground floor 50, 1st-floor dining room 100, smoking lounge 30 people. The figure of 200 is not a guaranteed simultaneous guest capacity. Keep the terrace exit clear to a width of 1.20 m; outdoor service ends at 00:30. All conditions, including the security concept, apply.
The licence is for the previous operator; continuation and concept changes require clarification with the authorities. Areas are approximate, based on existing documentation.

Infrastructure that supports the operation.



COMMERCIAL KITCHEN - GAS

Logistics & production

- Goods lift from the basement directly to street level
- Internal goods lift linking the catering floors
- Cold rooms, beverage storage and stores in the basement
- Cold kitchen, wash-up area and walk-in freezer on the 2nd floor
- Dry stores, staff areas and technical rooms

EXISTING FLOOR PLANS



BASEMENT



GROUND FLOOR



1ST FLOOR INCLUDING ADDITIONALLY LEASED AREAS

Plans are for orientation; verify the current layout on site.

Around 100 m² of flexible additional space.



EXAMPLE USE: MEETINGS / COWORKING

Studios today. Private offices, team rooms or back office tomorrow.

The 2nd floor extends to around 100 m² and currently houses three studios. A coworking provider could use them as private offices for long-term occupiers. Team rooms, hospitality uses or a restaurant back office are also possible.

OPTIONAL

The 2nd floor does not have to be rented.

Catering infrastructure on the same floor

This level also contains catering support areas with a cold kitchen, a goods lift serving the other catering floors and a large walk-in freezer. It is therefore also an attractive option for production, preparation and logistics.



ILLUSTRATIVE OFFICE USE

Visualisation with example furniture.

98 m² for connections, ideas and events.

A bright, largely open room with a white floor and white ceiling, offering flexible layouts and a variety of seating arrangements.



VISUALISATION OF POTENTIAL COWORKING USE

Ideal for

- Seminars, training and workshops
- Corporate events and presentations
- Private dining and event formats
- Coworking, project and meeting space



VISUALISATION: YOGA / WELLBEING

This floor adds a distinct, marketable events offering to the restaurant business and is equally suited to flexible workspace or wellbeing concepts.

162 m² of optional workspace and project space.







95 m²

4th floor

67 m²

5th floor

Connected additional space for larger concepts

The upper floors can be rented as additional space or individually, depending on requirements. They are particularly suited to coworking, offices, meeting rooms, administration, studios or complementary hospitality concepts.

- Separate quiet areas for focused work
- Private offices, team and meeting rooms
- Separate entrance and lift
- Air conditioning in the office areas
- Administration, studios or project work
- Expansion as part of a whole-building concept

The images are visualisations with example furniture.

Flexible combinations, up to the entire building.

5th	67 m²	Office / studio
4th	95 m²	Office / coworking
3rd	98 m²	Seminar / event
2nd	Approx. 100 m²	Studios / back office
1st	Restaurant + terrace	106 m² additional area + 80 m² terrace
GF	Approx. 110 m²	Bar + pavement café
B	Spacious	Stores / cooling / goods lift

Existing documentation records approximately 731 m² of lettable area in the building. Separately documented on the 1st floor are 106 m² of additional restaurant space and an 80 m² roof terrace.

Three possible configurations

01 **DINING CORE**

Basement, ground and 1st floors

Bar, restaurant, kitchen, terrace and logistics

02 **DINING + EVENTS**

Plus the 2nd and 3rd floors

Studios, back office, seminar and event space

03 **FULL HOUSE**

Plus the 4th and 5th floors

An integrated dining, hospitality and coworking building

FLEXIBLE LEASE MODELS

Fixed rent *or* **Base rent + turnover-linked rent**

The exact mix of space and the commercial terms will be tailored to the tenant's concept.

All areas are approximate and non-binding. Any overlap between existing documents and external lease arrangements must be verified before signing a lease.

NEXT STEP

Your vision. This address.

Available now or by arrangement.

VIEWINGS & FURTHER INFORMATION

OCSP AG

Gubelstrasse 24
6300 Zug

E-MAIL

ocspag@gmail.com

TELEPHONE

+41 76 471 74 00

Further information, floor plans, lease terms and viewings are available on request to serious prospective tenants.

All information is provided without guarantee. Areas are approximate and based on existing documentation. Some visualisations and furnishings are illustrative. Regulatory approvals and the transfer of external leases and usage rights remain subject to confirmation.

Exterior presence & location



EXTERIOR WITH PAVEMENT CAFÉ - VISUALISATION



BETWEEN THE MAIN STATION AND THE FEDERAL PALACE

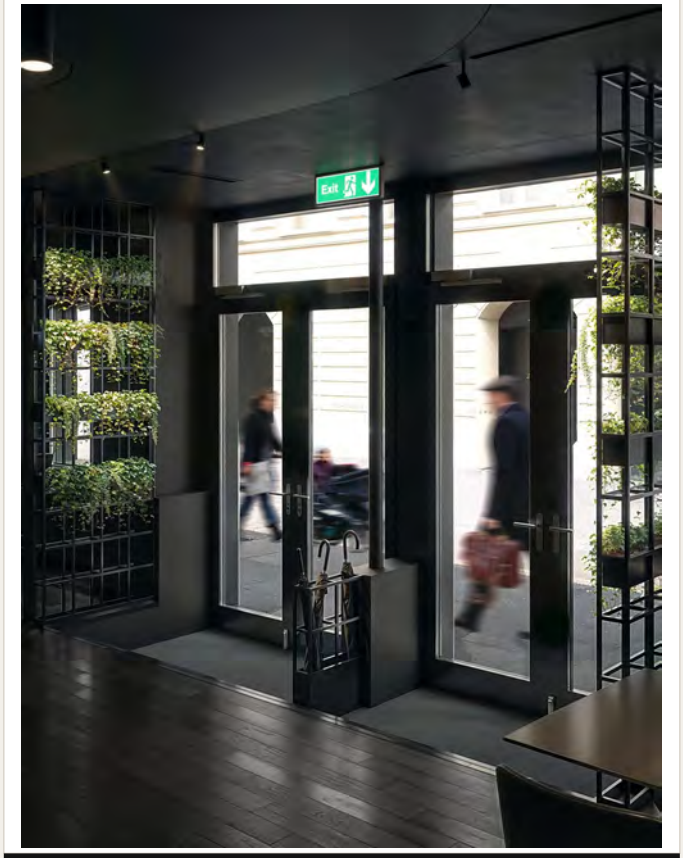
Exterior & access



EXISTING STREET FAÇADE



POTENTIAL EXTERIOR - VISUALISATION



GROUND-FLOOR ENTRANCE

Pavement café & bar



GROUND-FLOOR BAR



PAVEMENT CAFÉ - ATMOSPHERE IMAGE

Restaurant - atmosphere I



RESTAURANT ON THE 1ST FLOOR



RESTAURANT ON THE 1ST FLOOR

The restaurant can be taken over fully furnished.

Restaurant - atmosphere II



RESTAURANT ON THE 1ST FLOOR



RESTAURANT ON THE 1ST FLOOR

The restaurant can be taken over fully furnished.

Restaurant - atmosphere III



RESTAURANT ON THE 1ST FLOOR



RESTAURANT ON THE 1ST FLOOR

The restaurant can be taken over fully furnished.

Restaurant - daylight & events



RESTAURANT IN DAYLIGHT



EVENT AND PRESENTATION USE

Roof terrace & commercial kitchen



80 M² ROOF TERRACE - VISUALISATION



COMMERCIAL KITCHEN - GAS

The terrace currently has darker flooring; the welcoming lounge area can be retained.

Seminar room & flexible use



SEMINAR ROOM ON THE 3RD FLOOR



COWORKING - VISUALISATION



YOGA / WELLBEING - VISUALISATION

Office space on the 4th & 5th floors



4TH-FLOOR OFFICE - VISUALISATION



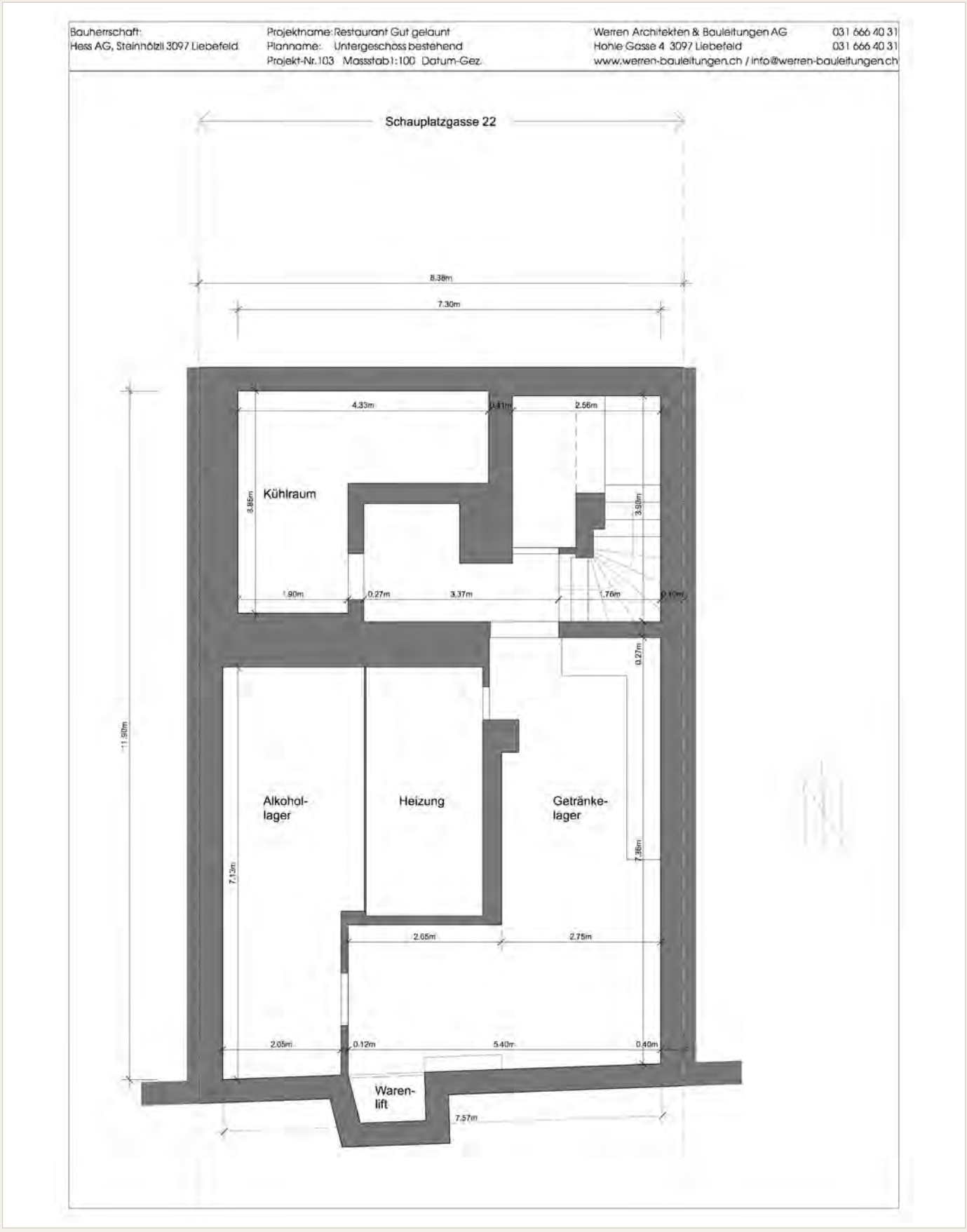
5TH-FLOOR OFFICE - VISUALISATION



4TH-FLOOR MEETING ROOM - VISUALISATION

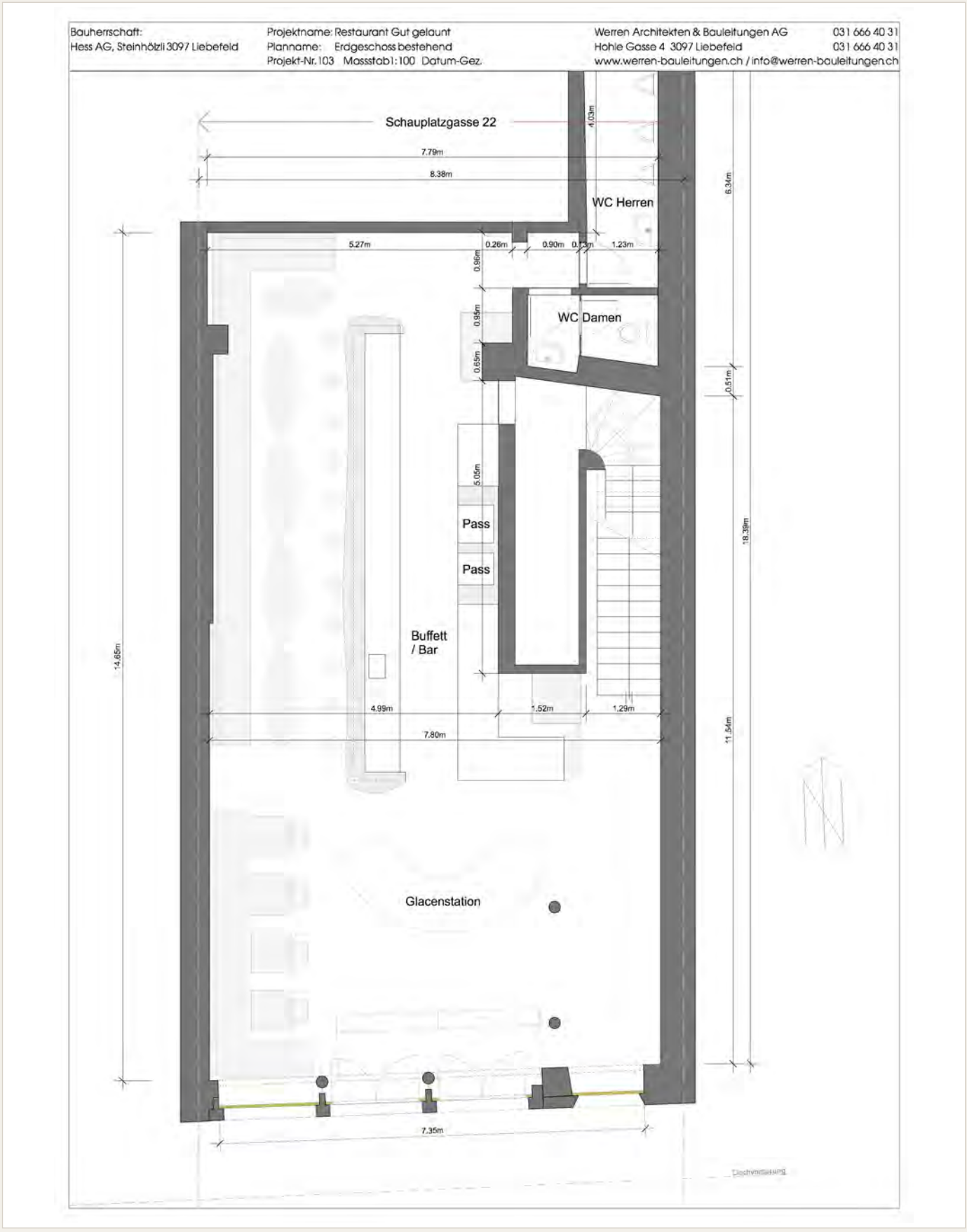
The images are visualisations with example furniture.

Basement



Plan key: Kühlraum = cold room; Alkohollager = spirits store; Getränkelager = beverage store; Heizung = heating plant; Warenlift = goods lift.

Ground floor



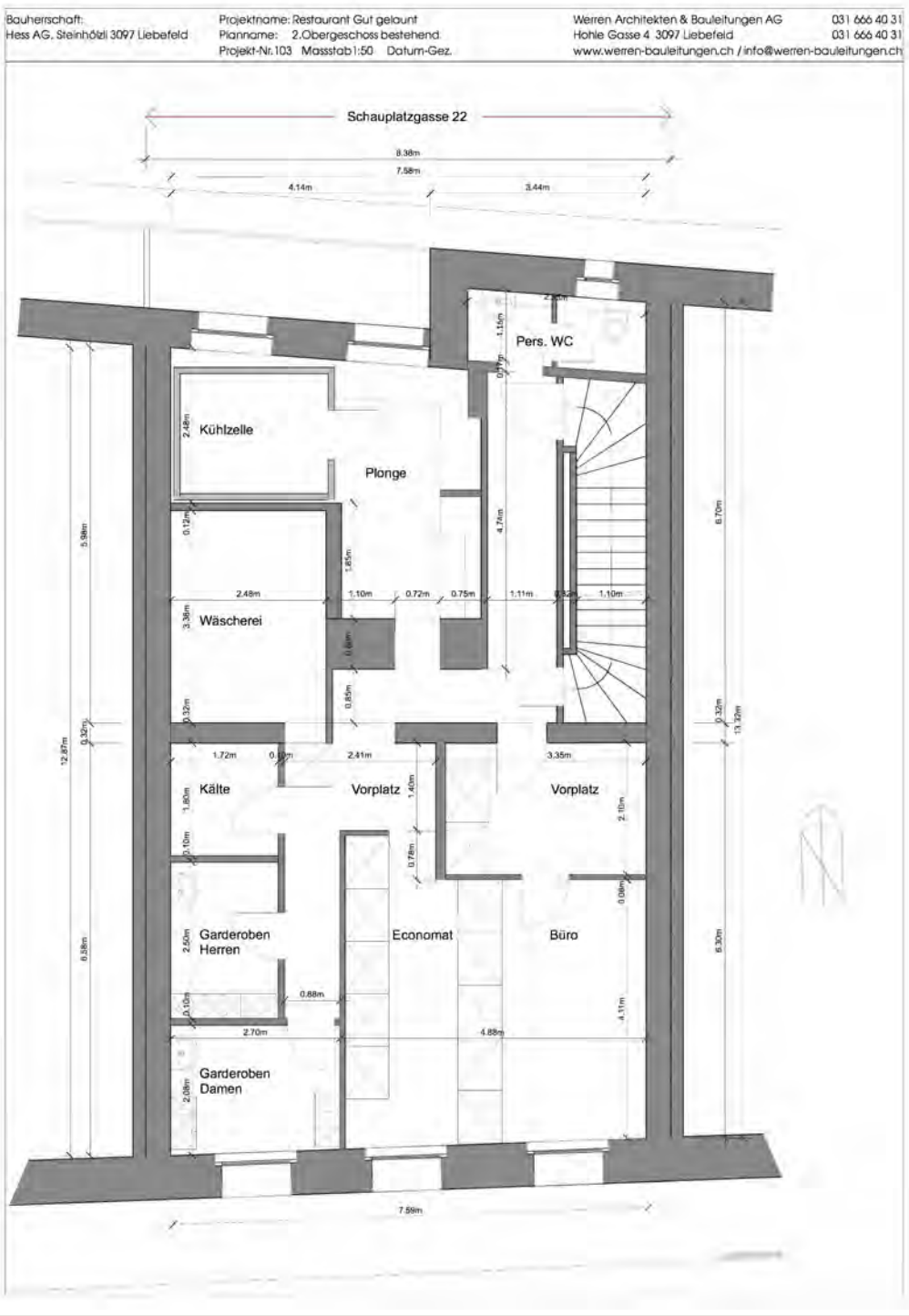
Plan key: Buffet / Bar = bar counter; WC Herren / Damen = male / female toilets; Glacestation = ice-cream station; Pass = service pass.

1st floor incl. additionally leased areas



Plan key: Anmietfläche = additionally leased area; Küche = kitchen; Kalte Küche = cold kitchen; Plonge / Geschirrwaschen = wash-up area; Terrasse = terrace; WC Damen / Herren = female / male toilets.

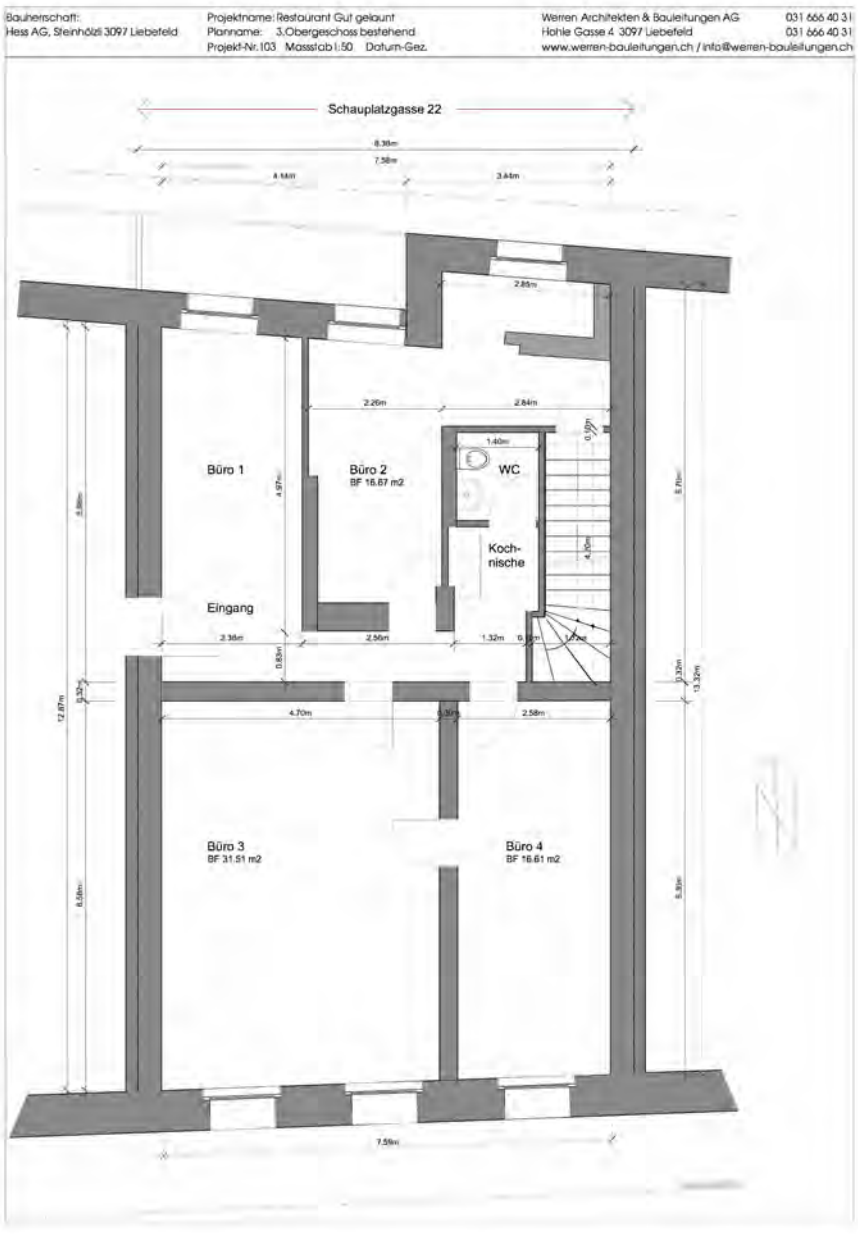
2nd floor



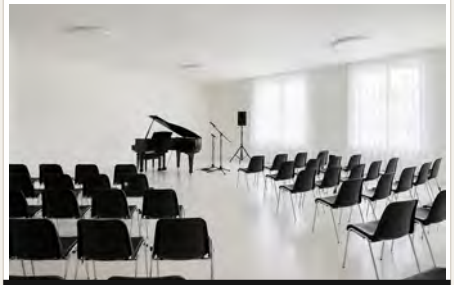
Note: This plan is outdated except for the cold kitchen. The 2nd floor now contains three small, newly created studios. An updated floor plan is not currently available.

Plan key (historic): Kühlzelle = cold room; Plonge = wash-up; Wäscherei = laundry; Garderoben = changing rooms; Economat = dry store; Büro = office; Pers. WC = staff toilet.

3rd floor



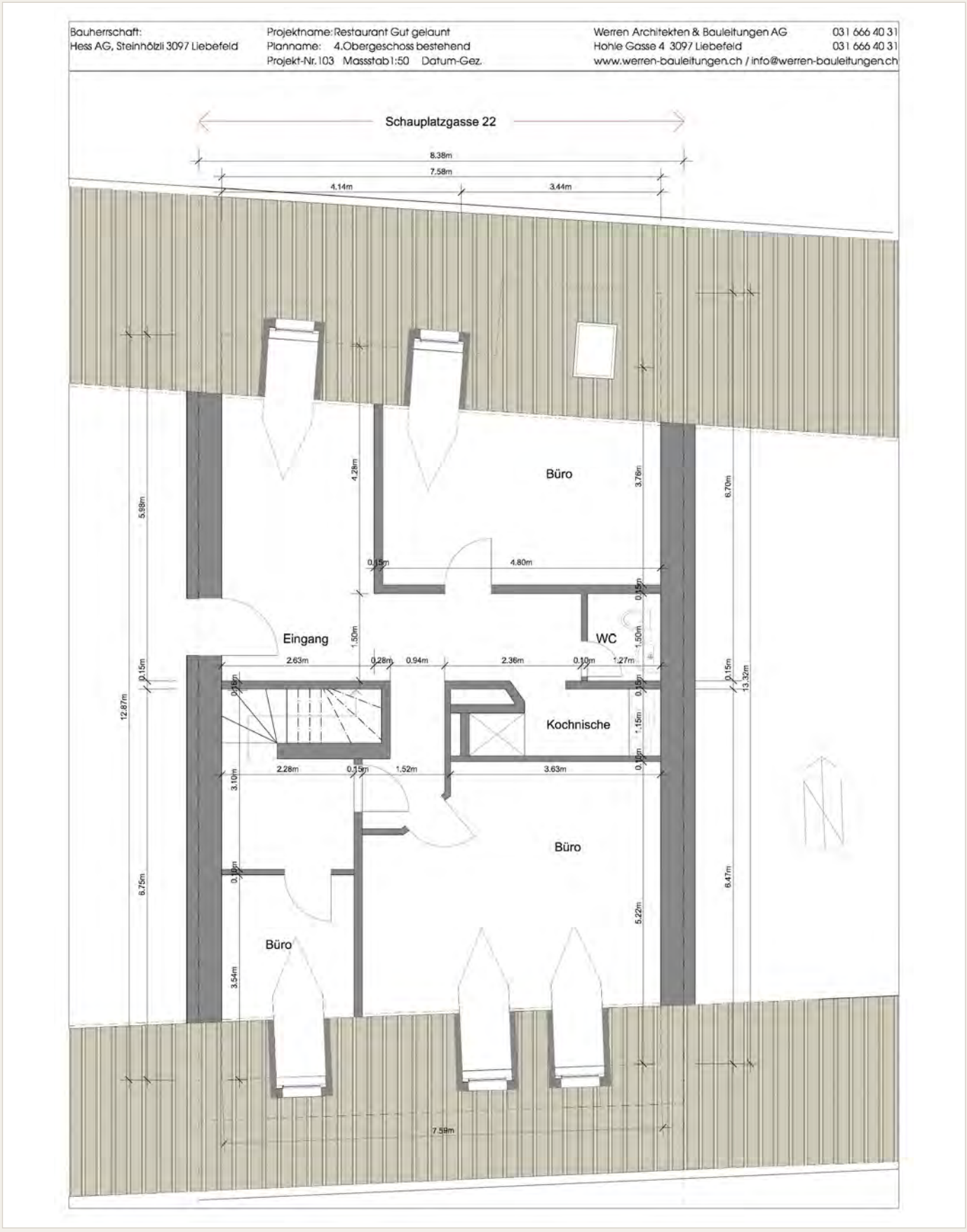
Note: This plan is outdated. In 2025, the 3rd floor was converted into a single large room. An updated floor plan is not currently available.



CURRENT ROOM VIEW

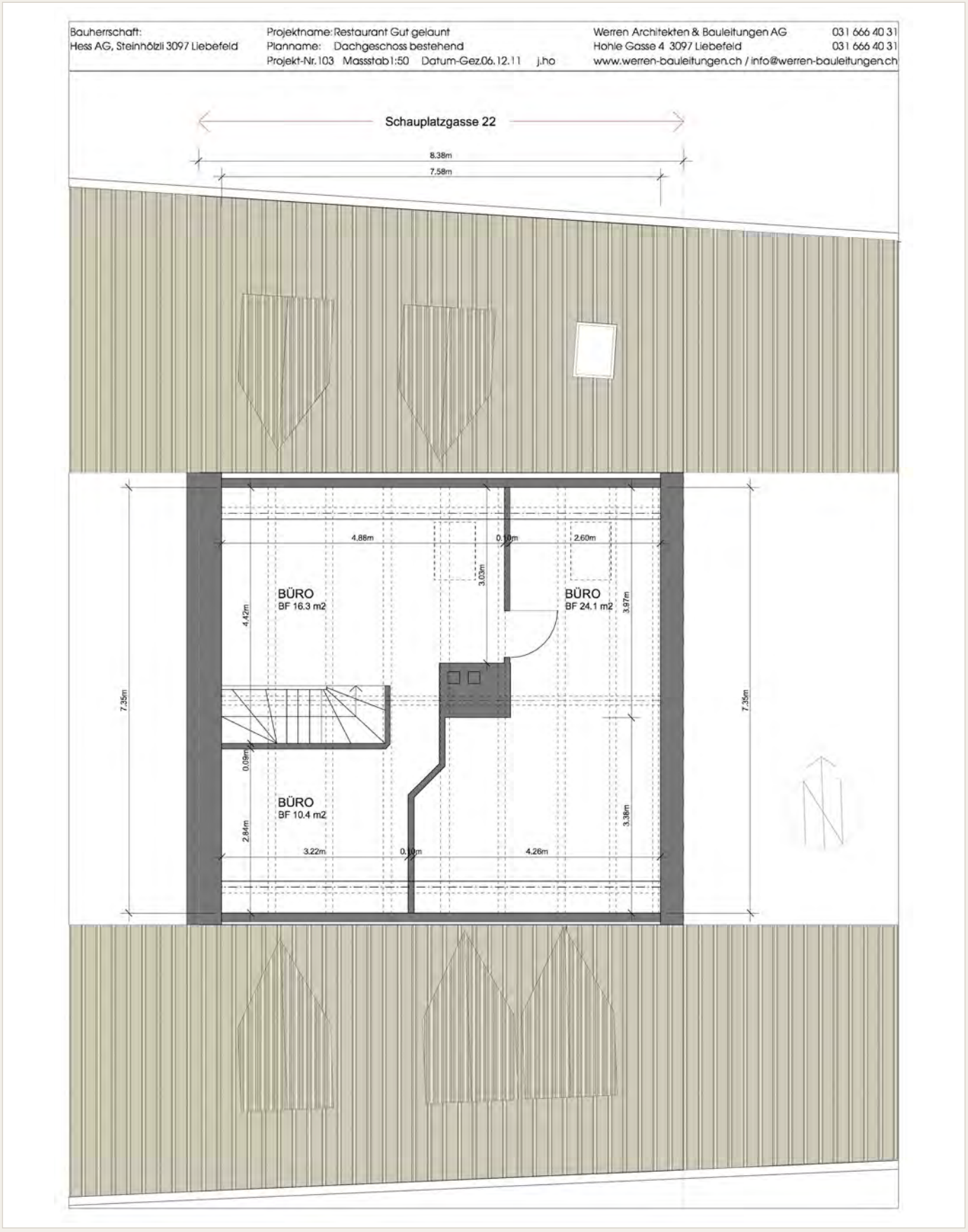
Plan key (historic): Büro = office; Kochnische = kitchenette; Eingang = entrance; WC = toilet; BF = floor area.

4th floor



Plan key: Büro = office; Kochnische = kitchenette; Eingang = entrance; WC = toilet.

5th floor / attic level



Plan key: Büro = office; BF = floor area.