

Dorp 29 , 2360 Oud-Turnhout **Phone number:** 014 48 12 21 **E-mail:** info@echovastgoed.be

# FOR SALE - INDIVIDUAL SHOP

€ 200.000

Ref. 6335350

Steenweg op Turnhout 30.,, 2360 Oud-Turnhout









Availability: at the contract

Surf. Living: 75m² Neighbourhood: central

#### DESCRIPTION

Commercial property in prime location

This fully renovated commercial property offers everything you need to make your business dreams come true. Located in a prime central location, the property attracts plenty of attention thanks to the large windows that provide a modern, inviting feel. The bright and open interior is completely flexible in design, allowing you to tailor it to your specific needs. Whether you want to start a store, office, practice or hospitality business, this property is a perfect blank canvas to bring your vision to life.

There is also an eye on sustainability: the property is energy efficient, which is not only environmentally friendly but also reduces energy costs.

With its combination of location, flexibility and modern renovations, this property is an ideal investment. Contact us today to discover this unique opportunity!

# **FINANCIAL**

Price: € 200.000,00 VAT applied: No

Available: At the contract Land registry income: € 763,00

## **BUILDING**

Surface: 75,00 m<sup>2</sup>

Fronts: 2

Construction year: 1954

Renovation: 2024 Front width: 5,10 m

#### **COMFORT**

Handicap friendly: Yes

Elevator: No

Air conditioning: Yes

## **SPECIFIC AREA**

Multipurpose room: Yes

## **ENERGY**

EPC class: A

Double glazing: Yes

Electricity certificate: Yes, conform

Heating: Individual

## LOCATION

Environment: Central, commercial environment

School nearby: Yes Shops nearby: 1m

Public transport nearby: Yes

Highway nearby: Yes Sport center nearby: Yes

## **LAYOUT**

Kitchen: Yes

Commercial space: Yes

Shower rooms: 1

Toilets: 1 Cellar: Yes

### **TECHNICS**

Electricity: Yes Sewage: Yes Water: Yes

#### **PLANNING**

Destination: Living zone
Building permission: Yes
Parcelling permission: No
Right of pre-emption: No

Asbestos inventary certificate: Yes

Asbestos inventary certificate creation date:

18/06/2024

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score: A P-score: A Summons: No

Servitude: Yes