

FOR SALE - MULTI-PURPOSE BUILDING

Nieuwe Kaai 1, 2300 Turnhout

€ 199.000

Ref. 3000 AK



Availability: at the contract

Surf. Living: 173m²

PEB/EPB: 1105kwh/m²/j

Surf. Plot: 165m²

Neighbourhood: at a
waterway

DESCRIPTION

Commercial House with Huge Opportunities on Top Location on the New Quay

Are you looking for a unique opportunity to shape your own project in a prime location? This commercial house offers a blank canvas with endless possibilities, located in one of the best commercial locations overlooking the New Kaai, the water and docked boats. The location is a dream for entrepreneurs, surrounded by vibrant restaurants, cozy boutiques and excellent accessibility.

Layout and Opportunities:

The ground floor, formerly used as a café, offers a spacious commercial area with a kitchen and basement storage, ideal for a new catering business or other commercial purposes. The casco condition of the ground floor ensures that construction can start immediately, without demolition works. This makes the property perfect for those looking for a fresh start and a space completely to their liking.

Behind the building is a large courtyard that offers numerous possibilities, from a terrace for catering to extra storage space. The upper floor offers space for a generous living quarters, which can be completely renovated and furnished to your own taste.

Location and Potential:

The location of this commercial property is absolutely unique. With its views of the water and boats, and in the heart of a lively neighborhood full of restaurants, cafes and stores, this location attracts locals and visitors alike. With excellent accessibility, this is the perfect place for a commercial business that benefits from plenty of passage and visibility. Whether you opt for a hospitality business, retail store or other commercial concept, success is assured here. (*Authorization also subject to approval of Spatial Planning "city of Turnhout")

This commercial property is a dream for entrepreneurs looking for a blank canvas in a prime location, ready to be developed according to your own vision. The casco condition of the ground floor ensures that construction can begin immediately. Do you dare to accept the challenge? Then this is the opportunity to realize your dream project and benefit from this exceptional location on the Nieuwe Kaai.

FINANCIAL

Price: € 199.000,00

Available: At the contract

BUILDING

Surface: 173,00 m²

Fronts: 3

Construction year: 1950

State: To be renovated

Number of floors: 1

Front width: 8,00 m

Type roof: Flat roof

COMFORT

Blinds: Yes

LOCATION

Environment: At a waterway, central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 165,00 m²

LAYOUT

Toilets: 3

TECHNICS

SPECIFIC AREA

Toilettes M/W: Yes

ENERGY

EPC score: 1105

EPC code: 20190218-0002133479-RES-1

EPC class: F

Windows: Wood

Electricity certificate: No

Heating type: Gas

Heating: Individual

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: No

Obligation to renovate: Yes

Asbestos inventory certificate: Yes

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: No

PARKING

Parkings inside: No