

## FOR SALE - INDIVIDUAL SHOP

Steenweg op Turnhout 91., 2360 Oud-Turnhout

On request

Ref. 6110174.





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Availability: at the contract

Surf. Living: 200m<sup>2</sup>

Neighbourhood: central

## DESCRIPTION

Are you looking for the ideal location to establish your business? Imagine a spacious commercial space located on a busy thoroughfare where hundreds of potential customers drive by every day. This is where your business immediately stands out, ensuring a constant stream of visibility and new opportunities.

But there is more. Imagine if your customers did not have to search endlessly for a parking space. With private parking spaces right outside your door, they can get to you easily and quickly, making their visit even more attractive.

This space offers the flexibility and options you need. This is not just any space, this is an investment in the future of your business. Take the first step towards growth and success today. This multipurpose space is for sale now and is waiting for the entrepreneur who will turn it into something special.

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## FINANCIAL

Price: Info at the office  
VAT applied: No  
Available: At the contract

## BUILDING

Surface: 200,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1972  
Renovation: 2021  
Type roof: Flat roof

## COMFORT

Handicap friendly: Yes

## SPECIFIC AREA

Toilettes M/W: Yes

## ENERGY

EPC code: 20200316-0002260831-KNR-1  
EPC class: B  
Double glazing: Yes  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating: Individual

## LOCATION

Environment: Central, commercial environment  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes

## LAYOUT

Bureau: Yes  
Toilets: 1

## TECHNICS

Electricity: Yes  
Phone cables: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

## PLANNING

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Intimation: No - no legal correction or administrative measure imposed  
Summons: No  
Servitude: No