

## FOR SALE - INDIVIDUAL SHOP

Pausenstraat 4, 2360 Oud-Turnhout

€ 635.000

Ref. 3080 AK



Availability: at the contract

Surf. Living: 434m<sup>2</sup>

Neighbourhood: central

## DESCRIPTION

Prime commercial property with large warehouse and private parking in the heart of Oud-Turnhout

Discover this recently renovated, high-quality commercial property with numerous possibilities for your business! Located in the bustling heart of Oud-Turnhout, the property has a large private parking lot—ideal for customers and staff.

The spacious property offers a bright and flexible ground floor, while the warehouse below is even accessible by car, making loading and unloading particularly practical.

In addition, there is the option to purchase the adjacent commercial property on the connecting road, which offers additional commercial opportunities and visibility.

This is the perfect opportunity for entrepreneurs who want to invest in a strategically located, ready-to-move-in, versatile property with enormous potential!

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## FINANCIAL

Price: € 635.000,00

VAT applied: No

Available: At the contract

Land registry income: € 1.970,00

## BUILDING

Surface: 434,00 m<sup>2</sup>

Fronts: 4

Construction year: 1995

State: Good state

Main area: 434 m<sup>2</sup>

Type roof: Flat roof

Orientation facade: North-west

## COMFORT

Handicap friendly: No

Elevator: No

## ENERGY

EPC code: 20250909-0003681095-KNR-1

EPC class: C

Double glazing: Yes, thermic isol.

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

## LOCATION

Environment: Central, commercial environment

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## LAYOUT

Bureau: Yes

Commercial space: Yes

Toilets: 1

Cellar: Yes

## TECHNICS

Electricity: Yes

Electricity details: 380 V

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Building permission: Yes

Destination: Living zone

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: Not disclosed

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

11/09/2025

Flooding area: Not located in flood area

G-score: A

P-score: A

## **PARKING**

Parkings outside: 8