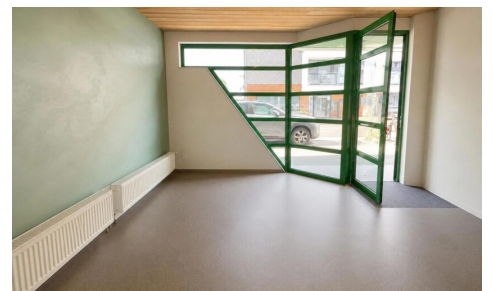
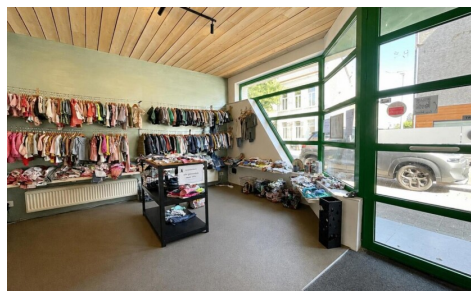


FOR RENT - INDIVIDUAL SHOP

€ 995

Kerkstraat 12, 2360 Oud-Turnhout

Ref. 4049 AK



Availability: immediately

Surf. Living: 82m²

Neighbourhood: central

DESCRIPTION

Situated in a prime location close to the charming village centre of Oud-Turnhout, this versatile commercial property offers excellent visibility and a wealth of possibilities.

Ideal as a shop, office, practice or service-based business.

The street-facing shop front provides plenty of natural light and visibility, whilst the layout allows for flexible adaptation of the premises to suit your own concept.

The driveway also provides access to an included covered parking space, offering extra convenience and practical added value. As an additional opportunity, a small children's clothing shop with a distinct social character can be taken over if desired.

Further information about this takeover opportunity is available from our office. A property with potential for those seeking both visibility and a strong local presence.

FINANCIAL

Price: € 995,00 per month

Available: Immediately

BUILDING

Surface: 82,00 m²

Fronts: 2

Construction year: 1944

State: Good state

Type roof: Point roof

Orientation facade: South-east

SPECIFIC AREA

Meeting rooms: 2,00 m²

Archives: 2,00 m²

ENERGY

EPC code: 20260817-0003933956-KNR-1

EPC class: C

Windows: Aluminium

LOCATION

Environment: Central, commercial environment

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Train station nearby: No

Sport center nearby: Yes

LAYOUT

Kitchen: 9,50 m²

Toilets: 1

TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Intimation: No legal correction or administrative measure imposed

Obligation to renovate: No

Flooding area: Not located in flood area

G-score: A

P-score: A

PARKING

Carport: 1

Parkings outside: Yes