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

FOR SALE - INDIVIDUAL SHOP

€ 349.000

Dorp 26 B1, 2360 Oud-

Ref. 3076









Availability: at the contract

Surf. Living: 189m²
Neighbourhood: commercial environment

DESCRIPTION

MOVE-IN READY COMMERCIAL SPACE IN THE VIBRANT HEART OF OUD-TURNHOUT

Location, location, and... location!

Are you looking for a commercial property with **maximum visibility** and a **prime location**? This move-in ready space is situated **right in the center of Oud-Turnhout**, on the **main square** and along a **busy connecting road**. With a **large shopfront** and a location **next to the local butcher**, you benefit from a **steady flow of foot traffic and high visibility**. It doesn't get any better than this!

MODERN, BRIGHT, AND READY FOR BUSINESS

This **very recent commercial property** is surprisingly spacious and filled with **natural light** thanks to its large windows. It comes equipped with a **sun awning**, perfect for warm days, and a **security alarm system** that offers added safety and peace of mind.

FULLY EQUIPPED AND SMARTLY DESIGNED

You'll enjoy a **separate toilet**, a **generous storage area**, a **private office**, and as a special bonus — a **charming inner courtyard**, perfect for relaxing breaks or informal client meetings. There's also the option to **take over the full inventory** under **favorable conditions**, so you can get started right away.

AMPLE PARKING AVAILABLE

Parking is no issue here. There is **plenty of parking available in the immediate area**, making the property easily accessible for both clients and staff.

MAKE YOUR BUSINESS DREAM A REALITY

This unique opportunity combines **visibility, comfort, and a top-tier location** in one. Ready to start or expand your business in the vibrant heart of Oud-Turnhout? Don't wait. As they say: for a successful business, the three most important things are — **location, location, and... location**.

???? **Contact us today for a viewing and discover the full potential of this exceptional property.**

FINANCIAL

Price: € 349.000,00
VAT applied: No
Available: At the contract
Land registry income: € 918,00

BUILDING

Surface: 189,00 m²
Fronts: 3
Construction year: 1956
Renovation: 2016
State: Good state
Front width: 9,20 m
Type roof: Point roof
Orientation facade: West

COMFORT

Alarm: Yes
Videophone: Yes

SPECIFIC AREA

LOCATION

Environment: Commercial environment, central
School nearby: Yes
Shops nearby: 1m
Public transport nearby: 20m
Highway nearby: Yes
Sport center nearby: Yes

LAYOUT

Kitchen: Yes, kitchenette
Bureau: Yes
Toilets: 1

TECHNICS

Electricity: Yes
Electricity details: 220 V
Phone cables: Yes
Sewage: Yes
Gas: Yes
Water: Yes

Toilettes M/W: Yes

ENERGY

EPC code: 20210928-0002469799-KNR-1
EPC class: C
Double glazing: Yes
Windows: Aluminium
Heating type: Gas
Heating: Individual

PLANNING

Building permission: Yes
Destination: Living zone
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: No
Asbestos inventary certificate: Yes
Asbestos inventary certificate creation date: 04/09/2025
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Servitude: No