CENTURY 21
Echo Vastgoed

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

FOR SALE - INDIVIDUAL SHOP

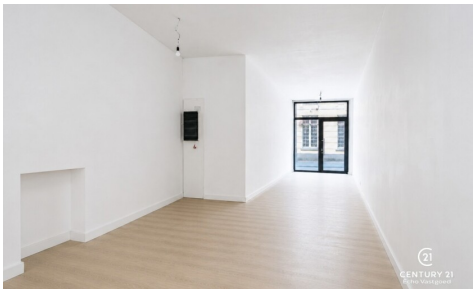
€ 115.000

Herentalsstraat 23A, 2300

Ref. 4037









Availability: at the contract

Surf. Living: 64m²

Neighbourhood: city Center

DESCRIPTION

Retail/Office Space in a Prime Location in the Heart of Turnhout

Just a stone’s throw from the Grote Markt in the bustling center of Turnhout, this excellently located retail or office space offers outstanding visibility and high foot traffic. Thanks to its central location, close to bus stops and within walking distance of the central station, this property is easily accessible for both customers and employees.

The space is offered as a shell and can be fully finished to suit your own taste, style, and needs. This makes it perfectly suited for a wide range of uses, such as a retail store, office, practice space, showroom, or service-based business.

At the rear, the property features a small courtyard, ideal as an outdoor space or for practical purposes. Additionally, there is a particularly spacious basement that can serve perfectly as a warehouse, archive, or extra storage space.

A unique advantage is the option to purchase the spacious and luxurious triplex apartment located above. This allows you to effortlessly create the ideal combination of living and working in one prime location—a rare opportunity in the center of Turnhout.

Are you looking for a commercial property or office space with an excellent location, numerous possibilities, and exceptional future potential? Then schedule a viewing today and discover for yourself the many possibilities this property has to offer.

FINANCIAL

Price: € 115.000,00
VAT applied: No
Available: At the contract
Liberal profession possible: Yes

BUILDING

Surface: 64,00 m²
Fronts: 2
Construction year: 1967
Renovation: 2023
State: Minor renovation
Number of floors: 0
Width showcase: 2,00 m
Front width: 2,00 m

COMFORT

Handicap friendly: Yes
Elevator: No
Air conditioning: Yes

SPECIFIC AREA

Multipurpose room: Yes
Toilettes M/W: Yes

LOCATION

Environment: City Center, commercial environment
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes
Train station nearby: Yes
Sport center nearby: Yes

LAYOUT

Kitchen: No
Commercial space: Yes
Toilets: 1
Cellar: Yes

TECHNICS

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

PLANNING

Building permission: Yes, granted
Destination: Living zone
Intimation: No - no legal correction or administrative measure imposed

ENERGY

EPC code: 20221214-0002754639-KNR-1
EPC class: B
Double glazing: Yes, thermic isol.
Windows: Aluminium or pvc
Electricity certificate: Yes, conform
Electricity certificate date: 28/04/2023
Heating type: Not installed
Heating: Individual

Right of pre-emption: No
Parcelling permission: No
Water-sensitive open space area: No
Obligation to renovate: No
Asbestos inventary certificate: Yes
Asbestos inventary certificate creation date: 14/03/2023
Flooding area: Not located in flood area
G-score: B
P-score: B
Summons: No
Servitude: No
Management measures recorded in the register of measures: No