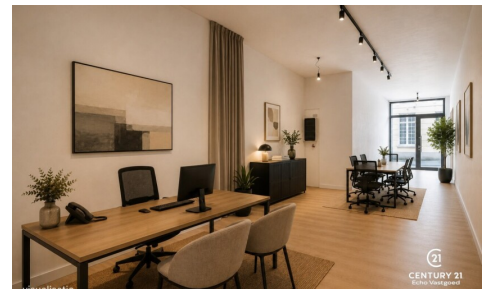
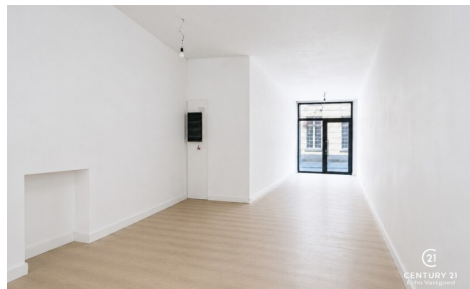


FOR SALE - INDIVIDUAL SHOP

Herentalsstraat 23A, 2300 Turnhout

€ 115.000

Ref. 4037 AK



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

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

Multipurpose room: Yes

Toilettes M/W: Yes

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

PLANNING

Building permission: Yes, granted

Destination: Living zone

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: No

Water-sensitive open space area: No

Obligation to renovate: No

Asbestos inventory certificate: Yes

Asbestos inventory 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