

## For sale - Individual shop

Basiliekstraat 55, 1500 Halle

**€ 995.000**

**Ref. 7585750**



Availability: at the contract

Surf. Living: 635m<sup>2</sup>

Surf. Plot: 322m<sup>2</sup>

Neighbourhood: central

# Description

Located in a prime position on Basiliekstraat in Halle, this spacious and versatile commercial property offers a total usable surface area of approximately 635 m<sup>2</sup>, spread over four floors. The property is currently occupied by Demanet, a well-established and highly recognised store in Halle and the surrounding area. This immediately highlights the strong commercial location and excellent visibility of the property. A major asset is the impressive 11-metre shopfront, which ensures a striking street presence and outstanding commercial visibility. The layout is particularly functional, featuring a retail space of approximately 160 m<sup>2</sup> on the ground floor, an additional lower level of around 40 m<sup>2</sup>, extra retail space on the first floor of approximately 142 m<sup>2</sup>, an adjoining storage area of around 136 m<sup>2</sup>, a modern office space of approximately 75 m<sup>2</sup> with a spacious terrace, and on the top floor additional storage space, an open kitchen and a staff area with shower, toilet and washbasin. Thanks to the various skylights, the property also benefits from a pleasant amount of natural light. This property represents an exceptional opportunity for entrepreneurs, investors or retailers looking for space, visibility and a strategic location in the commercial heart of Halle. A rare opportunity to acquire a landmark commercial property in one of Halle's best locations.

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## Financial

Price: € 995.000,00

VAT applied: No

Available: At the contract

Land registry income: € 8.661,00

## Building

Surface: 635,00 m<sup>2</sup>

Fronts: 2

Construction year: 1919

Renovation: 1997

State: Very good state

Number of floors: 4

Orientation facade: North-west

## Comfort

Elevator: Yes

Air conditioning: Yes

Pool: No

## Energy

EPC code: 20240930-0016361028-NR-1

EPC class: X

Double glazing: Yes

## Location

Environment: Central, city Center

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

## Terrain

Ground area: 322,00 m<sup>2</sup>

## Layout

Kitchen: US semi fitted

## Technics

Electricity: Yes

Phone cables: Yes

## Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: No

Intimation: Not disclosed

G-score:  D

P-score:  D

Water-sensitive open space area: No