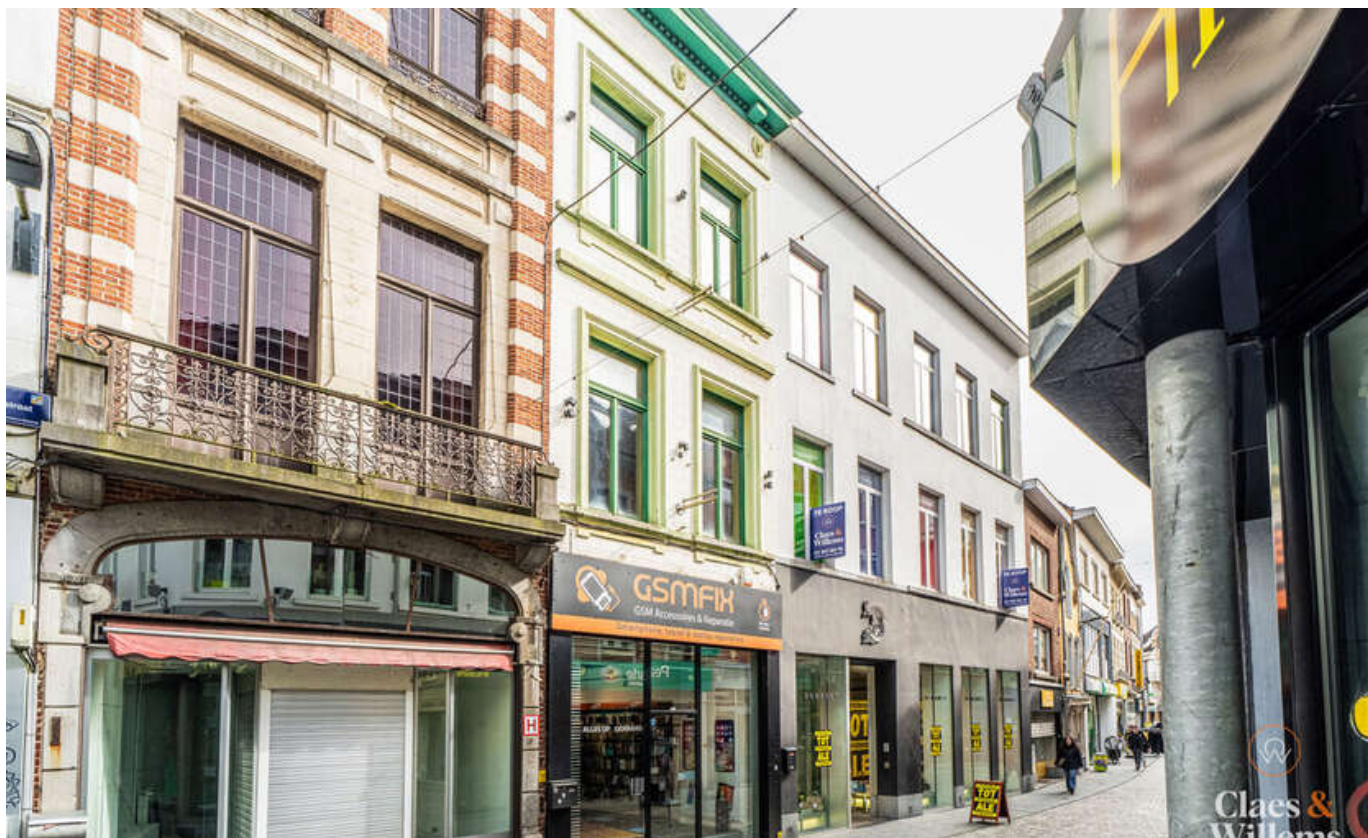


For sale - Individual shop**€ 295.000**

Basiliekstraat 51, 1500 Halle

Ref. 7684533

Availability: tbd with the tenant

Surf. Living: 172m²PEB/EPB: 609kwh/m²/j

Neighbourhood: central

Description

Located in the highly sought-after Basiliekstraat, in the heart of Halle, this commercial property offers a usable floor area of approximately 187 m², spread across the ground floor and three upper floors. Thanks to its central location in the main shopping street, the property benefits from excellent visibility and high foot traffic. The commercial ground-floor space features a façade width of approximately 4.5 meters, with a spacious display window and a separate entrance. Adjacent to this is a separate office, ideal as workspace or storage space. The property also includes a functional kitchen and a bathroom equipped with a bathtub with shower option, washbasin, and toilet, providing additional comfort for a variety of possible uses. With its combination of commercial potential, generous living/upper-floor spaces, and prime location, this property represents an attractive opportunity for investors or entrepreneurs. The property is currently rented out, making it equally appealing as an investment with immediate rental income.

Financial

Price: € 295.000,00

VAT applied: No

Available: Tbd with the tenant

Building

Surface: 172,00 m²

Fronts: 2

Comfort

Elevator: No

Energy

EPC score: 609 kWh/m²/year

EPC code: 20210415-0002400690-RES-3

EPC class: F

Location

Environment: Central, city Center

Layout

Kitchen: Fully fitted

Planning

Destination: Not disclosed

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: Not disclosed

G-score:  D

P-score:  D

Water-sensitive open space area: No

Summons: No