

## For sale - Offices

**€ 299.000****Vandenpeereboomstraat 8, 1500 Halle****Ref. 6233285**Surf. Living: 170m<sup>2</sup>Neighbourhood: near railway  
station

# Description

Are you looking for a turnkey hospitality property with a proven track record of success? This is your chance! After 15 years of successful operation, we are offering our hospitality property for sale. Located on the ground and first floors (with a basement), everything is included except the kitchen equipment, although the cold storage room and extractor hood remain. This property is ready for a new owner with a fresh concept to start right away. Specifications: • Inventory: Tables, chairs, bar equipment, decorations, cold storage room, and extractor hood included • Ground floor: Bar, open kitchen, 40 indoor seats, 18 terrace seats, 4 toilets • First floor: Prep kitchen, storage space, cold storage room, and potential for restaurant expansion • Additional feature: Basement, ideal for storage or other purposes • Condition: Minimal additional investment required to start Why choose this property? • Prime location in the center of Halle, easily accessible, in a lively area with two shop-and-go parking spaces at the front • Ideal for take-away or pick-up concepts due to excellent visibility and high foot traffic • Proven success: Strong reputation built over 15 years of successful operation • Versatile opportunities: Suitable for a restaurant, bistro, coffee bar, take-away, or other concepts Don't miss this unique opportunity! Interested? Contact us for more information or to schedule a viewing.

## Financial

Price: € 299.000,00  
Servitude: No

## Building

Surface: 170,00 m²  
State: Good state  
Orientation facade: North-west

## Comfort

Elevator: No

## Specific area

Toilettes M/W: Yes

## Energy

EPC class: B  
Double glazing: Yes  
Heating type: Gas (centr. heat.)

## Location

Environment: Near railway station, city Center  
School nearby: 350m  
Shops nearby: 180m  
Public transport nearby: 120m  
Sport center nearby: 700m

## Terrain

Orientation terrace 1: North-west

## Layout

Kitchen: Yes, fully fitted

## Planning

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Intimation: No  
Flooding area: Not located in flood area  
G-score: 🏠 D  
P-score: 🌊 D  
Summons: No