Sale **+32 (0)15 490 900**
Rental **+32 (0)15 490 800**

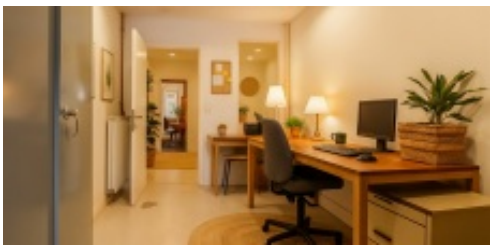
commercial

€ 473.000

Nekkerspoelstraat 402, 2800 Mechelen

316 m²







Ready-to-use commercial property at prime location in Mechelen

Are you looking for the perfect location for your business? We present you this ready-made commercial property on the outskirts of Mechelen.
Surrounded by various businesses and an excellent connection to Mechelen and R6. Not only an excellent location but also a large parking lot opposite the property are very important assets. The visibility guarantees a constant flow of potential customers.
The property has all the necessary facilities and can easily be adapted for other purposes such as office, store, etc
The layout is as follows. A reception area, spacious and inviting. A bright store with an adjoining operating counter. An ash toilet for both visitors and staff. Two closed and one open office.
At the back is a very spacious warehouse that could possibly be used as a multi-purpose room. As icing on the cake, this property has an indoor garage that provides direct access to the commercial space.
In conclusion, we list the advantages of this commercial property. The property is in excellent condition, suitable for various purposes, located in a dynamic part of Mechelen and good accessibility.
A unique opportunity for self-employed people to practice their profession in a professional and attractive environment.
Do not miss this opportunity and contact us today for more information or a viewing.

Characteristics

GENERAL

Address:	Nekkerspoelstraat 402 2800 Mechelen
Price:	€ 473.000
Ground area:	316 m²
Facade width:	12 m
Number of garages:	1
Cadastral income:	€0

LAYOUT

Entrance Hall:	15.34 m²
Toilet 1:	1.95 m²
Kitchen:	3.77 m²
Office:	21 m²
Office:	12.3 m²
Office:	11.73 m²
Commercial Space:	51.69 m²
Open Space:	14.89 m²
Depot:	63.7 m²
Garage:	38.95 m²

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COMFORT

Heating:	Individual
Kitchen:	Not communicated
Glazing:	Double
Window frame:	Alu

EPC

EPC level:	C
EPC unique code:	3103305

ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	Not applicable
Pre-emption right:	Yes
Subdivision permit:	Yes
Flood-sensitive area:	Not located in a flood-prone area