

## Commercial premises and 2 parking spaces

**€ 499.000**

Antwerpsestraat 47, 2500 Lier

 420 m<sup>2</sup>



Multifunctional and characterful loft building of 420m<sup>2</sup> and 2 covered car parking spaces in THE shopping street of Lier! This building is known as a commercial building and has a ground floor area of 280m<sup>2</sup>, consisting of 2 parts connected by a wide skylight. A large showcase provides optimal visibility in the shopping street and creates a pleasant reception area/entryway. The light street can be used as an additional shop window possibly in combination with an indoor garden. The rear section can be divided by closing the large double sliding door. Several mezzanines were used here to maintain a large sense of space and plenty of light. 2 sanitary blocks, office and filing cabinets are already provided.

In the basement space of 30 m<sup>2</sup> is one of the 2 access doors to the parking behind the building where 2 parking spaces can be purchased for € 16,000 per parking.

If you wish to live above your business, there is the possibility to convert the 1st floor and the attic space into an apartment with roof terrace and apply for a zoning change.

Easy access with train and bus station incl parking at 500 m.

This exceptional commercial property has a remarkable surface area and layout, in short, an ideal property for various exploitations. So we see a nice store, co-working place, gym, practice room or even escape room! In short, are you looking for an exceptional property to run your business in the heart of Lier, make your appointment quickly!

## Characteristics

### GENERAL

Address:	Antwerpsestraat 47 2500 Lier
Price:	€ 499.000
Habitable surface:	420 m <sup>2</sup>
Facade width:	6.74 m
Cadastral income:	€7702
Availability:	Onact

### LAYOUT

Commercial Space:	280 m <sup>2</sup>
:	51 m <sup>2</sup>
Mezzanine:	51 m <sup>2</sup>
:	35 m <sup>2</sup>
:	10.92 m <sup>2</sup>
:	12.5 m <sup>2</sup>
Depot:	30 m <sup>2</sup>

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### COMFORT

### EPC

Heating:	Individual
Kitchen:	Cupboards & appliances
Glazing:	Double
Window frame:	Alu

EPC level: E

### ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	No judicial recovery measure or administrative measure
Pre-emption right:	No
Subdivision permit:	No
Flood-sensitive area:	Not located in a flood-prone area