

commercial

**€ 585.000**

Eikestraat 96, 2800 Mechelen

 400 m<sup>2</sup>



Commercial property consisting of 2 very nice commercial spaces both rented out.  
 Rental income per year = 35.400€ (being 2950€/month).  
 Total surface area : +/- 400m<sup>2</sup>.

The space on the left (+/- 64 m<sup>2</sup>) has an entrance, commercial space, separate room with kitchenette and sink and separate toilet.  
 Currently rented to a barber.  
 The right space has a deep entrance hall, 8 tanning rooms, reception/reception area, seating area and several grooming rooms. In the back is another large storage area where washing and drying machine can be installed.

## Characteristics

### GENERAL

Address:	Eikestraat 96 2800 Mechelen
Price:	€ 585.000
Habitable surface:	400 m <sup>2</sup>
Cadastral income:	€0
Availability:	Lease contract to respect

### COMFORT

Heating:	Individual
Kitchen:	Cupboards & appliances
Glazing:	Double

### EPC

EPC:	231 kWh/m <sup>2</sup>
EPC level:	C

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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:	Not applicable
Subdivision permit:	Not applicable
Flood-sensitive area:	Not located in a flood-prone area