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

commercial

€ 574.000

Befferstraat 31, 2800 Mechelen

2 | 84 m² | 350 m²







Unique commercial opportunity in the historic heart of Mechelen
Located in the bustling center of Mechelen is this charming commercial property with numerous possibilities. The property is currently fully equipped as a snack bar and restaurant and offers an interesting layout over several levels.
On the ground floor is a spacious commercial space with a large display case, ideal for maximum visibility and attractive window displays in the street. This floor is equipped with fully functional snack bar and restaurant facilities. Dishwashing area and restrooms are also located on this floor.
An authentic staircase leads to the first floor, where there is a cozy dining area with multiple seating areas and large windows overlooking the plaza. At the back of this floor is the kitchen, equipped with professional appliances such as an oven, stove and several refrigerators.
The second floor and the attic floor are currently not furnished and need to be renovated. This offers interesting opportunities to expand the commercial property or combine it with a residential facility, subject to obtaining an environmental permit.
The location is exceptional: located in a car-free zone in the center of Mechelen, surrounded by stores, restaurants and schools. This ensures constant passage and excellent commercial visibility.
In short, this property offers an excellent opportunity for entrepreneurs who want to continue an existing catering business or realize their own concept on a top location.

Characteristics

GENERAL

Address:	Befferstraat 31 2800 Mechelen
Price:	€ 574.000
Ground area:	84 m²
Habitable surface:	350 m²
Facade width:	5.7 m
Number of bedrooms:	2
Construction year:	1850
Renovation year:	2011
Cadastral income:	€2460

LAYOUT

Commercial Space:	81.9 m²
Washing Space:	5.62 m²
Toilet 1:	10.66 m²
Commercial Space:	53.04 m²
:	8.42 m²
Kitchen:	21.74 m²
Extra Space:	28.08 m²
:	17.5 m²
Storage:	7.68 m²
Extra Space:	26 m²
Attic:	81.9 m²

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COMFORT

Heating:	Individual
Kitchen:	Not communicated

EPC

EPC level:	C
EPC unique code:	3819274

ADDITIONAL INFORMATION

Urban planning destination:	Residential area with cultural, historical and esthetic value
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