

Investment property with commercial space and apartments in Brussels

€ 495.000

Rue Haute 317, 1000 Brussel



8



95 m²



350 m²



An interesting investment opportunity in a prime location, close to public transport, Brussels Central Station, Porte de Hal and the city centre.

The building has been in its current de facto configuration for many years. It is important to note that the City is currently unable to confirm that the number of residential units presently existing in the building is officially recognised or authorised from an urban planning perspective. The property will therefore be sold in its current de facto and urban planning condition, without any guarantee regarding the number of officially authorised residential units. This aspect must be expressly taken into account by any prospective purchaser or investor.

The current layout includes a commercial space at the front of the ground floor, complemented by a spacious area at the rear of the ground floor, which could potentially be connected to the commercial premises. The entire ground floor is currently vacant and offers various possibilities.

The first floor comprises a one-bedroom apartment at the front of approximately 44 m² and a one-bedroom apartment at the rear of approximately 43 m². The second floor includes a similar one-bedroom apartment at the rear of approximately 43 m², as well as a spacious triplex apartment at the front of approximately 113 m² offering 3 to 4 bedrooms.

The four apartments currently offer a particularly attractive potential rental income of approximately 3,050 per month. The building also benefits from a basement with individual electricity and gas meters. Each apartment has its own private heating installation and a recent individual gas boiler.

Considering the existing de facto and urban planning situation, this property is particularly well suited as a long-term investment and patrimonial property, intended to be retained and rented out as a whole. It therefore represents an attractive opportunity for an investor looking for a property with a strong rental potential to add to and retain within their portfolio, rather than for a purchaser intending to subdivide and sell the various units separately.

An interesting investment property with renovation potential, an excellent location and attractive rental prospects for an investor with a long-term vision.

Characteristics

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GENERAL

Address:	Rue Haute 317 1000 Brussel
Price:	€ 495.000
Ground area:	95 m²
Habitable surface:	350 m²
Number of bedrooms:	8
Number of bathrooms:	5
Cadastral income:	€1794

LAYOUT

Commercial Space:	40 m²
Apartment:	40 m²
Apartment:	38 m²
Apartment:	35 m²
Apartment:	80 m²
Apartment:	35 m²

COMFORT

Heating:	Individual
Kitchen:	With cupboards
Glazing:	Double
Window frame:	Wood

EPC

EPC:	245 kWh/m²
EPC level:	E

ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	Not applicable
Pre-emption right:	No
Subdivision permit:	No
Flood-sensitive area:	Not yet requested