

## FOR SALE - INDIVIDUAL SHOP

€ 70.000

Vrasenestraat 47 BH, 9120 Beveren

Ref. 6765627



Availability: at the contract

Surf. Living: 51m<sup>2</sup>

Surf. Plot: 1771m<sup>2</sup>

Neighbourhood: central

## DESCRIPTION

Are you looking for a strategically located commercial space with maximum visibility and foot traffic? This retail unit is nestled in a charming arcade that opens directly onto Beveren's lively shopping street – the perfect location to establish your business!

With its large display window, constant pedestrian flow, and central position, this space offers exceptional visibility and accessibility. Ideal for a boutique, salon, office, specialty store, or service-oriented business.

### Highlights:

Located in a busy pedestrian arcade

Direct access to the main shopping street

Large windows offering plenty of natural light

Flexible layout and usage possibilities

Surrounded by shops, restaurants, and services

Don't miss this opportunity to grow your business in a top location in Beveren. Contact us today for more information or a viewing!

---

## FINANCIAL

Price: € 70.000,00

Available: At the contract

Land registry income: € 1.422,00

## BUILDING

Surface: 51,00 m<sup>2</sup>

Construction year: 1977

State: Very good state

Number of floors: 1

Net area: 51,00 m<sup>2</sup>

Gross area: 51,00 m<sup>2</sup>

Front width: 5,00 m

## ENERGY

EPC code: 20250409-0031789393-NR-1

## LOCATION

Environment: Central

School nearby: 100m

Shops nearby: 0m

Public transport nearby: 100m

Train station nearby: 1.000m

## TERRAIN

Ground area: 1.771,00 m<sup>2</sup>

## LAYOUT

Commercial space: 51,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Phone cables: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: No - no legal correction or administrative measure imposed

G-score:  D

P-score:  D

Water-sensitive open space area: No

Summons: No

Servitude: No

## **PARKING**

Garage: 0

Parkings outside: No

Parkings inside: No