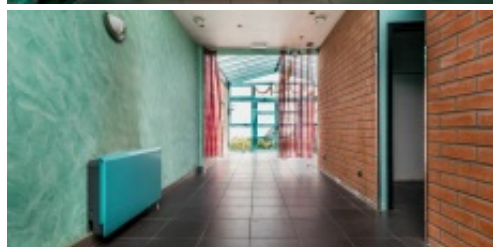


Commercial property with a large display window at a top location on the Grote Markt in Mechelen!

**2.600 €/month**

Befferstraet 1, 2800 Mechelen



Commercial premises with a large display window in a prime location on the Grote Markt in Mechelen!

Previously operated as a Chinese restaurant, currently looking for a new destination.

Suitable for various professional purposes: catering business, shop, showroom, offices,...

The property has a net surface area of +- 200m<sup>2</sup> and is divided into separate areas that are connected to each other. The front areas have a combined display window width of 8 metres, ideal for attracting the attention of the many passers-by.

Furthermore, the property has 2 toilets, a large kitchen that is empty (no catering equipment present), a cozy terrace and spacious basement storage.

Through the alley on the right of the building you have two closed passageways, one leading to the terrace and one leading to the kitchen, handy for deliveries.

Parking for clients is available underground via the nearby public car parks of 'Grote Markt' (240m) and 'Veemarkt' (300m).

The biggest asset of this property is its central location with lots of passage between the 'Grote Markt' - 'Veemarkt' and opposite the town hall.

## Characteristics

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display window at a top location on the  
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#### GENERAL

Address:	Beffersstraat 1 2800 Mechelen
Price:	2.600 €/month
Cadastral income:	€0
Availability:	To be established

#### LAYOUT

Commercial Space:	30.78 m²
Commercial Space:	27.27 m²
Commercial Space:	17.19 m²
Commercial Space:	15.21 m²
Toilet 1:	4.63 m²
Toilet 2:	5.92 m²
Commercial Space:	40.32 m²
Open Kitchen:	12.88 m²
Commercial Space:	9.42 m²
Kitchen:	38.11 m²
Basement:	46.73 m²
Basement:	60.06 m²
Terrace:	20 m²

#### COMFORT

Heating:	Individual
Kitchen:	With all points provided for
Glazing:	Double

#### ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Requested
Summons and recovery claim:	Requested
Pre-emption right:	Requested
Subdivision permit:	Requested
Flood-sensitive area:	Not yet requested