

# FIERCE

I M M O



## GROUND-FLOOR COMMERCIAL PROPERTY - YIELD 6.7%

<b>Reference</b>	7738589
<b>Price</b>	€ 320.000
<b>Living surface</b>	100m <sup>2</sup>
<b>Terrace surface</b>	35m <sup>2</sup>
<b>Garages</b>	1

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## Description

Located in a pleasant and sought-after neighbourhood of Anderlecht, this spacious ground-floor commercial premises of approximately 100 m<sup>2</sup>, with seating for around 50 guests, represents an excellent investment opportunity.

Fully renovated in 2022, the property benefits from excellent visibility thanks to its corner location, as well as bright and spacious interiors.

At the front, a pleasant terrace of approximately 35 m<sup>2</sup> is a real asset for the business, whilst at the rear, a private courtyard provides additional outdoor space. The property also features a large cellar of approximately 30 m<sup>2</sup>, ideal for storage, as well as a garage with space for two cars, offered at a price of €19,000.

The current owner is willing to sell the premises whilst remaining as a tenant in order to continue running the restaurant business. The buyer will therefore immediately benefit from a secure rental income of €2,200 per month, offering an excellent yield of 6.7% upon completion of the sale.

In addition, there is an option to take over the business for €150,000, allowing for the immediate continuation of operations and turnover, without any disruption to the business.

A rare opportunity, ideal both for an investor seeking an attractive return and for a buyer wishing to take over a well-established restaurant business.

For viewings and further information, please do not hesitate to contact Sanaa on +32 495 112 504.

### Essential info

<b>Reference</b>	7738589
<b>Type</b>	Commercial
<b>Living surface</b>	100m <sup>2</sup>
<b>Terrace surface</b>	35m <sup>2</sup>
<b>Year of construction</b>	1970
<b>Year of renovation</b>	2022
<b>Availability</b>	Tbd with the owner
<b>Elevator available</b>	Yes

### Required info

<b>Urban planning destination</b>	Mixed living area
<b>Urban planning permit</b>	No
<b>Subdivision permit</b>	No
<b>Summons</b>	No
<b>Court decision</b>	No
<b>Right to sell</b>	No
<b>O-Level</b>	Not located in flood area

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## Layout

**Toilets** 1

**Garages** 1

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## Interested in this estate?

Contact us for more information

**Fierce Immo**

• T. 02 420 65 01

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