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GROUND-FLOOR COMMERCIAL PROPERTY – YIELD 6.7%

Reference	7878133
Price	From € 275.000
Living surface	100m^2
Terrace surface	35m^2
Garages	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 m², 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 m² 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 m², 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

Reference	7878133
Type	Commercial
Living surface	100m^2
Terrace surface	35m^2
Year of construction	1970
Year of renovation	2025
Availability	Tbd with the owner
Elevator available	Yes

Required info

Urban planning destination	Mixed living area
Urban planning permit	No
Subdivision permit	No
Summons	No
Court decision	No
Right to sell	No
O-Level	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



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