

FOR SALE

LOCATION

**Hofstraat 47  
9100 Sint-niklaas**

ASKING PRICE

**€ 141.000**

BUILDING

**Commercial**

 Leaseback

 1

 1

 60.5 m<sup>2</sup>

 2023

 South  
East

BUILDING ID  
**832519**

## DESCRIPTION

## CHARACTERISTICS

### INTERIOR

Type D ventilation system, Ceramic tiles, Underfloor heating, Escalator

|                              |              |
|------------------------------|--------------|
| Year of construction         | 2023         |
| Number of bathrooms          | 1            |
| Number of toilets            | 1            |
| Liveable surface             | 60.5 m²      |
| Number of parking facilities | 1            |
| Architecture                 | Contemporary |
| Styles                       | Contemporary |
| EPC                          | /            |
| Under VAT                    | Ja           |

### LAYOUT

### EXTERIOR

Bicycle storage, Automatic Gate, Garage, Terrace, Parking - inside

|                 |               |
|-----------------|---------------|
| Heating type    | Individual    |
| Roof            | Concrete roof |
| Glazing         | Double        |
| Glazing (frame) | alu           |
| Floors          | 3             |

### OBLIGATION TO PROVIDE INFORMATION

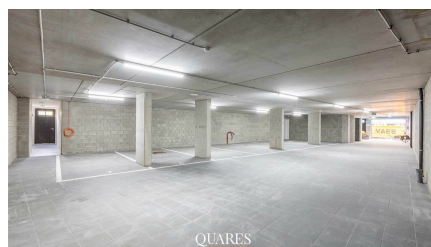
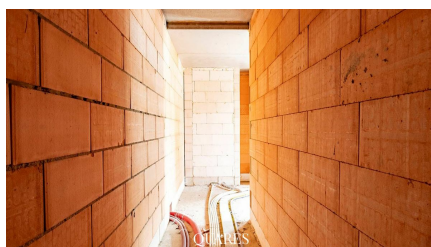
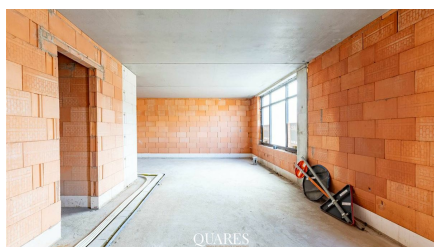
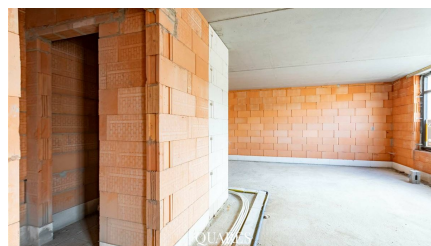
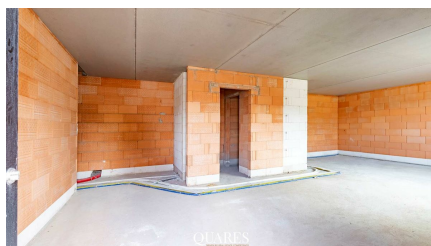
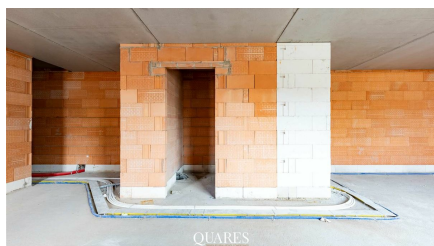
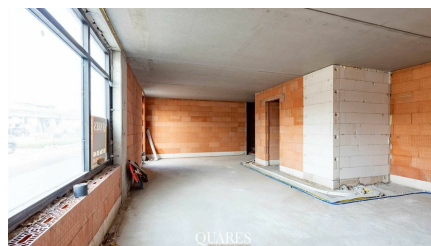
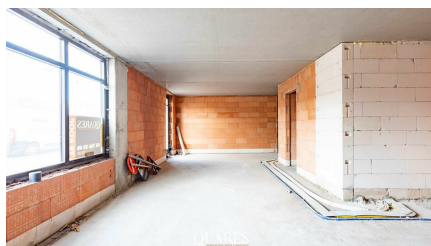
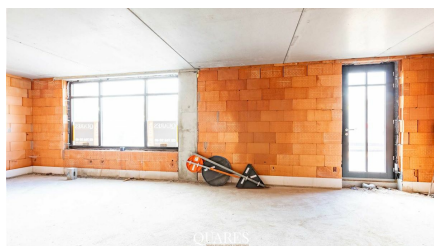
|                                     |                                                        |
|-------------------------------------|--------------------------------------------------------|
| Urbanistic intended use             | /                                                      |
| Building permit                     | Yes                                                    |
| Allotment permit                    | Not applicable                                         |
| Summons for town planning violation | No judicial recovery measure or administrative measure |
| Pre-emption right                   | Not applicable                                         |
| Floor area                          | No                                                     |

## FINANCIAL MATTERS

|                             |           |
|-----------------------------|-----------|
| Asking price                | € 141.000 |
| Registration rights         | € 5.423   |
| Type of registration rights | 12%       |
| Notary fees                 | € 1827    |

|                     |         |
|---------------------|---------|
| Purchase of parking | € 20000 |
|---------------------|---------|

## PHOTOS



## MAKE APPOINTMENT



### Tom Duerinckx

T +32 3 766 50 40

M [tom.duerinckx@quares.be](mailto:tom.duerinckx@quares.be)

### Sint-Niklaas

Grote Markt 52

B - 9100 Sint-Niklaas

T 03 766 50 40

### Opening hours

|                  |                                 |
|------------------|---------------------------------|
| <b>Monday</b>    | 09h00 – 12h30 or by appointment |
| <b>Tuesday</b>   | 09h00 – 12h30 and 13h30 – 18h00 |
| <b>Wednesday</b> | 13h30 – 18h00 or by appointment |
| <b>Thursday</b>  | 09h00 – 12h30 and 13h30 – 18h00 |
| <b>Friday</b>    | 09h00 – 12h30 or by appointment |
| <b>Saturday</b>  | Only by appointment.            |