

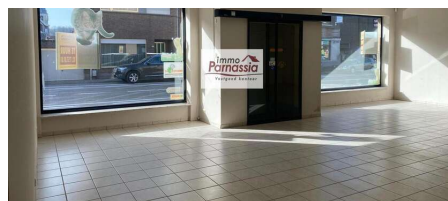
## For rent - Individual shop

€ 1.900

3070

Kortenberg

Ref. 4606146



Garages: 1

Availability: to be agreed upon

Surf. Living: 175m<sup>2</sup>

Surf. Plot: 160m<sup>2</sup>

## Description

In the heart of Kortenberg! NO CATERING SECTOR Spacious commercial space of 160 m<sup>2</sup> net with garage and parking space. Equipped with 2 display windows, automatic door, counter and kitchen. Available from 1 May 2026. EPC-C

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### Financial

Price: € 1.900,00 per month  
Available: To be agreed upon  
Available date: 01 May 2026  
Land registry income: € 3.086,00  
Rental guarantee: 3 months  
Land tax: € 1.065,00

### Building

Surface: 175,00 m<sup>2</sup>  
Fronts: 2  
State: Very good state  
Number of floors: 2  
Type roof: Saddle roof

### Comfort

Handicap friendly: No  
Alarm: Yes  
Elevator: No  
Pool: No

### Specific area

Toilettes M/W: Yes

### Security

Access control: Yes

### Energy

EPC code: 20220131-0002536797-KNR-1  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Gas  
Heating: Individual

### Location

School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes  
Sport center nearby: Yes

### Terrain

Ground area: 160,00 m<sup>2</sup>

### Layout

Kitchen: 14,00 m<sup>2</sup>, fully fitted  
Bureau: Yes  
Toilets: 1

### Technics

Electricity: Yes (220 V)  
Phone cables: Yes

### Planning

Destination: Mixed living area

### Parking

Garage: 1