

## FOR RENT - INDIVIDUAL SHOP

€ 2.100

Avenue de l'Hippodrome 114, 1050 Ixelles

Ref. 6767980



Availability: immediately

Surf. Living: 91m<sup>2</sup>

## DESCRIPTION

Looking for a strategic base for your business? This ready-to-use commercial space is perfectly located in one of Ixelles' most vibrant neighbourhoods, just a short walk from Place Flagey and the Ixelles Ponds. Several underground parking options are available nearby.

Thanks to its central location and easy access by public transport and car, this is a top address for clients, suppliers, and staff alike.

The 52 m<sup>2</sup> ground floor area is ideal for a shop or professional practice. It includes a separate bathroom with toilet (6 m<sup>2</sup>), and a private outdoor space of 57 m<sup>2</sup> with a courtyard and garden – a rare find in the city!

The basement features a finished multipurpose room of 22 m<sup>2</sup>, perfect for use as an office, workshop or storage, plus an additional 13 m<sup>2</sup> cellar.

Perfect for self-employed professionals in retail, wellness, hairdressing, or liberal professions.

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## FINANCIAL

Price: € 2.100,00 per month

Available: Immediately

Land tax: € 800,00

## BUILDING

Surface: 91,00 m<sup>2</sup>

Fronts: 2

State: Good state

Width showcase: 3,60 m

## LAYOUT

Toilets: 2

Cellar: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## SPECIFIC AREA

Multipurpose room: 21,37 m<sup>2</sup>

## ENERGY

Double glazing: Yes

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual