

Rhede

Commercial and residential space combined: a restaurant and bar with an apartment.

Property ID: 25202018



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PURCHASE PRICE: 0 EUR • LIVING SPACE: ca. 140 m² • ROOMS: 6 • LAND AREA: 444 m²

Property ID: 25202018 - 46414 Rhede

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At a glance

Property ID	25202018
Living Space	ca. 140 m²
Roof Type	Gabled roof
Rooms	6
Bedrooms	5
Bathrooms	2
Year of construction	1953
Type of parking	5 x Outdoor parking space, 2 x Garage

Purchase Price	On request
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2021
Condition of property	Needs renovation
Construction method	Solid
Usable Space	ca. 473 m²
Commercial space	ca. 143 m²
Rentable space	ca. 473 m²
Equipment	Guest WC, Built-in kitchen

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Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	285.80 kWh/m²a
Energy certificate valid until	28.08.2035	Energy efficiency class	H
Power Source	Gas	Year of construction according to energy certificate	2016

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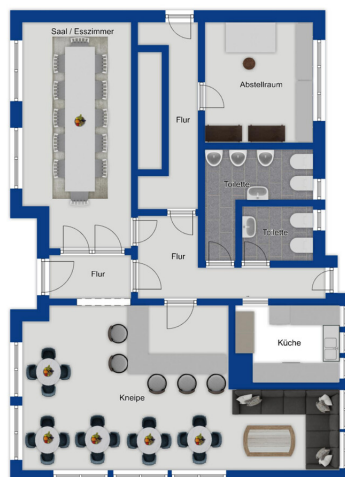
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Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

This solidly constructed residential and commercial building, dating from 1953, combines living and working spaces under one roof. With two floors, a partially finished attic, and a partial basement, the property offers versatile usage options – ideal for owner-occupiers or investors. Floor plan: • Approx. 143 m² usable area on the ground floor • Approx. 140 m² living space in the attic • additional space in the loft, basement, and two garages • five approved parking spaces on the property Ground Floor – Commercial Space The commercial unit on the ground floor, with approximately 143 m², is functionally divided into: • bar area • function room (with wooden floorboards) • kitchen • office/storage room • sanitary facilities: two women's restrooms, two men's restrooms with three urinals Attic – Residential The apartment in the attic boasts a living space of approximately 140 m² and a spacious layout: • entrance area/hallway • living and dining room • kitchen • bathroom with shower • utility room • four bedrooms • office The living and bedrooms have laminate flooring, while the kitchen and bathroom are tiled. Loft and Basement A narrow staircase leads to the partially converted loft. This offers two additional rooms and a large storage room. It is likely that this space is not approved for residential use. The partial basement includes a cold storage room/beer cellar, a boiler room, and four storage rooms. The property underwent extensive modernization in 2001 (windows, doors, pipes, radiators), and the gas central heating system was replaced in 2021. There are signs of dampness in the basement. This solid mixed-use building offers generous living space and modernized details – perfect for owner-occupiers with a commercial component or as an attractive investment property. The building is partially vacant and can be occupied by arrangement. Interested? We would be happy to send you a detailed brochure with photos and are, of course, available for a personal viewing appointment. We look forward to your inquiry.

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All about the location

Das Objekt befindet sich in zentraler Lage von Rhede.

Fußläufig zum Grundstück befindet sich ein öffentlicher Parkplatz und im näheren Umfeld weitere Ein- und Mehrfamilienhäuser, Kindergärten, Grundschulen und Gewerbeimmobilien.

Zur Fußgängerzone sind es nur wenige Minuten zu Fuß.

Das Hallen- und Freibad, Lebensmittelgeschäfte, Ärzte, Apotheken, Banken und weitere Geschäfte sind ebenfalls in wenigen Minuten erreichbar.

Drei Grund- und eine Gesamtschule befinden sich direkt am Ort. Somit können in Rhede alle Schulabschlüsse, einschließlich des Abiturs, erworben werden.

Die circa 19.000 Einwohner zählende Stadt Rhede liegt an der Grenze zwischen Münsterland und Niederrhein oder zwischen den Niederlanden und dem Ruhrgebiet. Rhede verfügt über gute Verkehrsanbindungen. Die Bundesautobahn A 3 ist ebenso schnell erreichbar wie die Autobahnen A 31, A 43 sowie die A 1. Wer mit der Bahn unterwegs ist, erreicht Rhede über die Bahnhöfe in den Nachbarstädten Bocholt und Borken. Und die Flughäfen Düsseldorf und Münster/Osnabrück erreichen Sie mit dem Auto in einer knappen Stunde.

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Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 28.8.2035.

Endenergiebedarf beträgt 285.80 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 2016.

Die Energieeffizienzklasse ist H.

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Contact partner

For further information, please contact your contact person:

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