

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 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 444 m<sup>2</sup>

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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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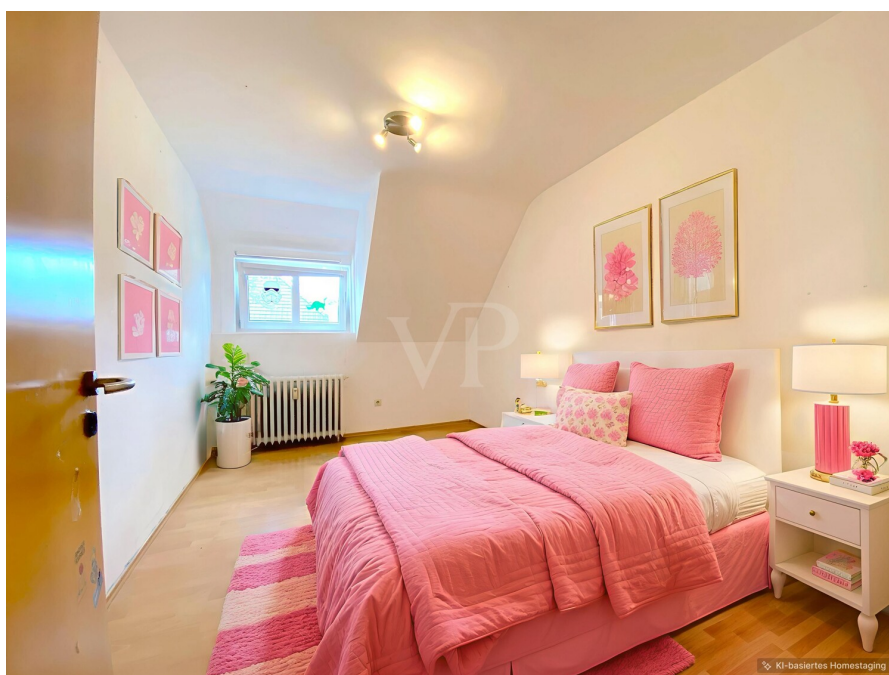
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KI-basiertes Homestaging

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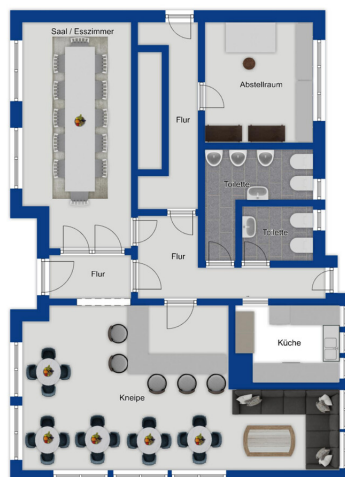
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## Floor plans



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 m<sup>2</sup> usable area on the ground floor • Approx. 140 m<sup>2</sup> 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 m<sup>2</sup>, 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 m<sup>2</sup> 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/(m<sup>2</sup>\*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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*To the Disclaimer of von Poll Immobilien GmbH*

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