

TT Center - Invest +1



Characteristics of the property

Name	TT Center
Address	Sint-Jozefsstraat 10
Town	3500 Hasselt
Year of construction	1980
Year of renovation	2004
Price	7.500.000 €
Surface area range	From 59 m ² to 6.970 m ²
Number of floors	4
Unit(s) type	Retail, Archives
Asbestos inventory	Received
Elevator	Yes

Property features

Reference	TT Center - Invest +1
Address	Sint-Jozefsstraat 10 3500, Hasselt
Sales price	7.500.000 €
Type of units	Retail
Total surface area (m ²)	6.970 m ²
Floor	0+1
Available	at the contract
Gross yield (%)	6,80
Yearly income	511.000 €
Business activity of tenant	2 different tenants
EPB (class)	In progress
Elevator	Yes

Description

**** DIRECT FROM THE OWNER **** - HASSELT TT CENTER - 6,970sqm (excluding common areas) mainly on the 1st floor, of which 5,849sqm is rented (including 91sqm rented on ground floor) and 1,121sqm still available for rent.

Current indexed rental income = €426,000 excluding rent-free periods + expected rental income on the vacant units (€85,000/year) = €511.000 excluding charges.

The tenants on the +1 floor are:

- O' Learys leases an area of 4,022sqm (ground floor 91sqm + first floor 3,931sqm). O'Learys is a Swedish franchise with 2 branches in Belgium. The American sports bar concept combines a restaurant and bar with activities such as bowling alleys, karaoke, arcade games and pool. Commercial lease: start 15/04/2022 and end 14/04/2031.

- MONK leases an area of 1,827sqm. MONK is a Dutch Boulder gym chain with branches in Rotterdam and Eindhoven. Commercial lease: start on 01/01/2023 and end on 31/12/2032.

Sale price : €7,500,000. Gross yield : 6.81% (including rented vacant units).

There is an underground public parking with 520 parking spaces.

EPB in progress. Asbestos inventory : received.

For more information, please contact our representative Steven Sagman on 0470/10.48.41 or by email on ss@growners.be.

(Ref. : HTTC – Invest +1)

Contact



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Non contractual document

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