PERFECT RENT



Karel Doormanstraat 335
3012 GH Rotterdam

€ 4.950 p.m.

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3034 SH Rotterdam

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Price	€ 4.950 p.m.
Status	Rented
Acceptance	Directly

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Discover this attractive retail space of 292m² at Karel Doormanstraat 335 in the vibrant heart of Rotterdam-Centre. With a prime location and modern amenities, this is the perfect place for your business. Schedule an appointment today to explore this unique opportunity!

Location and accessibility:

- Located in the heart of Rotterdam-Centre on a lively shopping street.
- Surrounded by international retail chains, boutiques, and dining establishments. Omoda is located in the adjacent building.
- Excellent public transportation connections; tram stop and Beurs metro station nearby.
- Rotterdam Central Station within a 10-minute walking distance.
- Easy access by car via major highways.

Layout and features:

- Approximately 200 m² on the ground floor, 92 m² in the basement.
- Additional storage in the basement for storage purposes.
- Recently installed air conditioning (also serves as heating), in 2022.
- New storefront installed in 2021.
- 12 skylights installed at the rear in 2021 to provide ample natural light.
- Rear access for easy goods delivery.

- 3-phase power supply.

Destination and use:

- Use in accordance with destination Centre 4, Zoning Plan Cool.
- Suitable for retail, hotel, and social amenities (excluding educational buildings, hospitals, nursing homes, care homes, psychiatric facilities, and daycare centres).
- Interested in a restaurant? It is possible with very limited provisions (0.1) according to the Establishment Hospitality Area Plan Centre. Some conditions apply: The restaurant activity must be clearly subordinate to the main business, such as a small cafe within a clothing boutique. Opening hours are limited to between 07:00 and 22:00. Only background music is allowed. Limited outdoor seating is possible: a maximum of 1 meter from the facade across the entire width of the facade. Activities related to gambling, sex, drugs, and

the use of hookahs are not allowed. The establishment must not require a permit under the Alcohol Act.

Conditions:

- Rent: € 4,950 per month, excluding 21% VAT. Tax-exempt rental is possible with a to-be-determined VAT compensation.
- Service charges: none.
- Rental period: both flexible and long-term rental periods are possible.
- Notice period: twelve months, shorter periods are negotiable.
- Security deposit: equal to three times the monthly payment obligation.
- Lease agreement: based on the latest ROZ model.

Interested?
Contact us for more information or to schedule a viewing. Your dream location for your business in Rotterdam-Centre awaits you!

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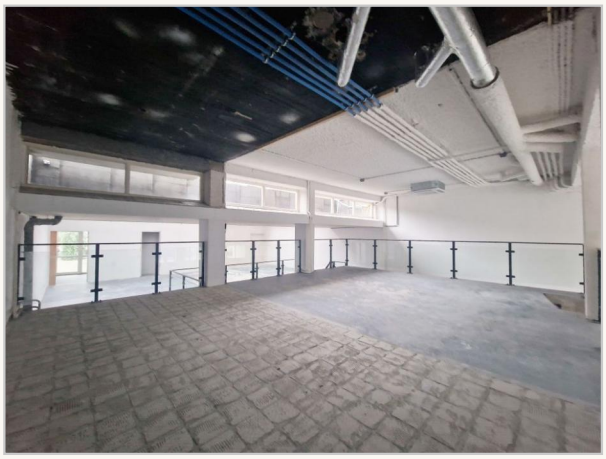
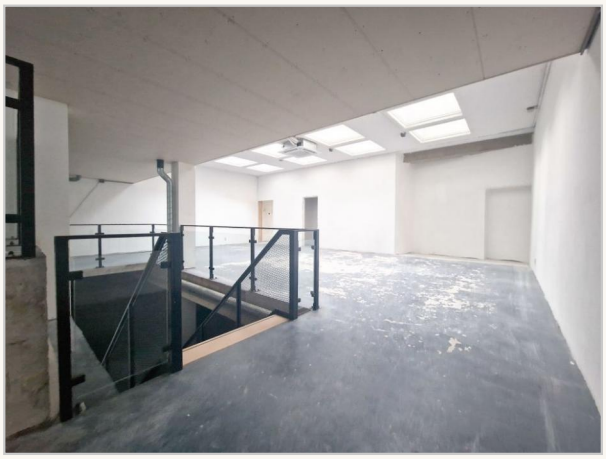


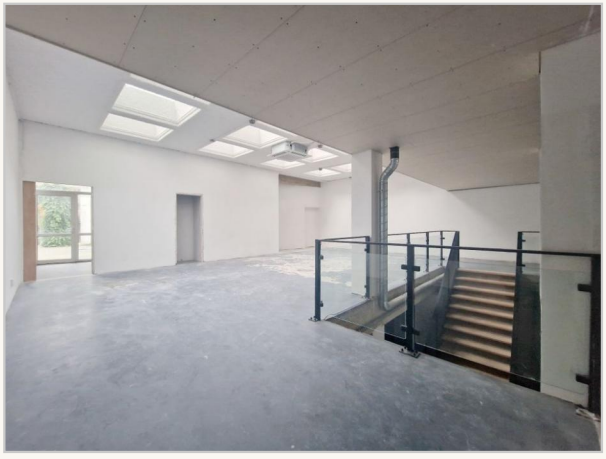
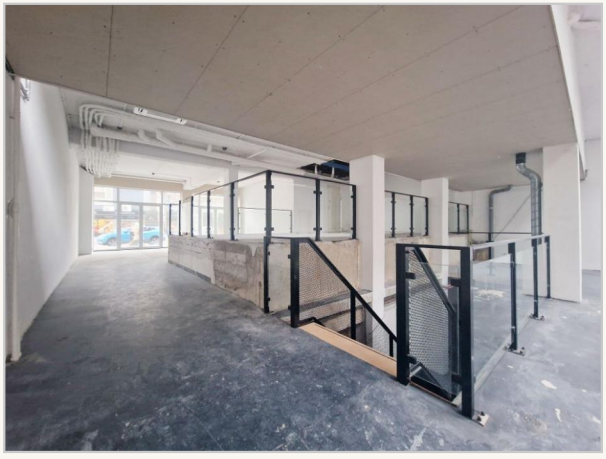

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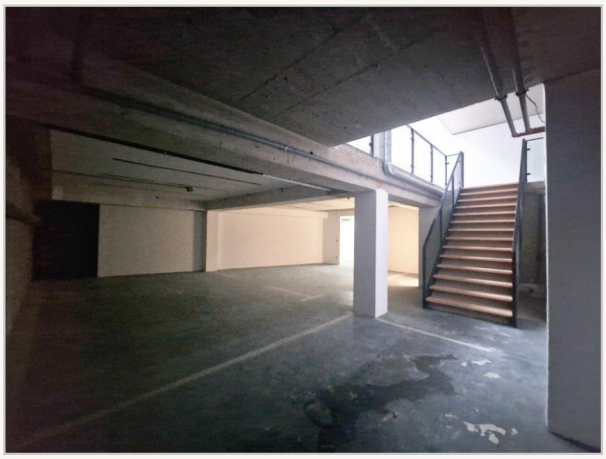

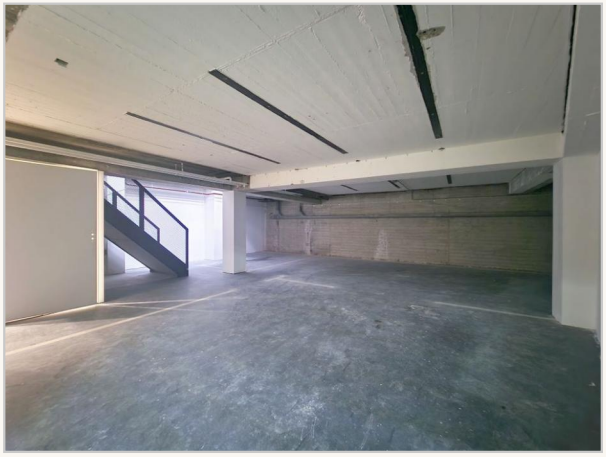









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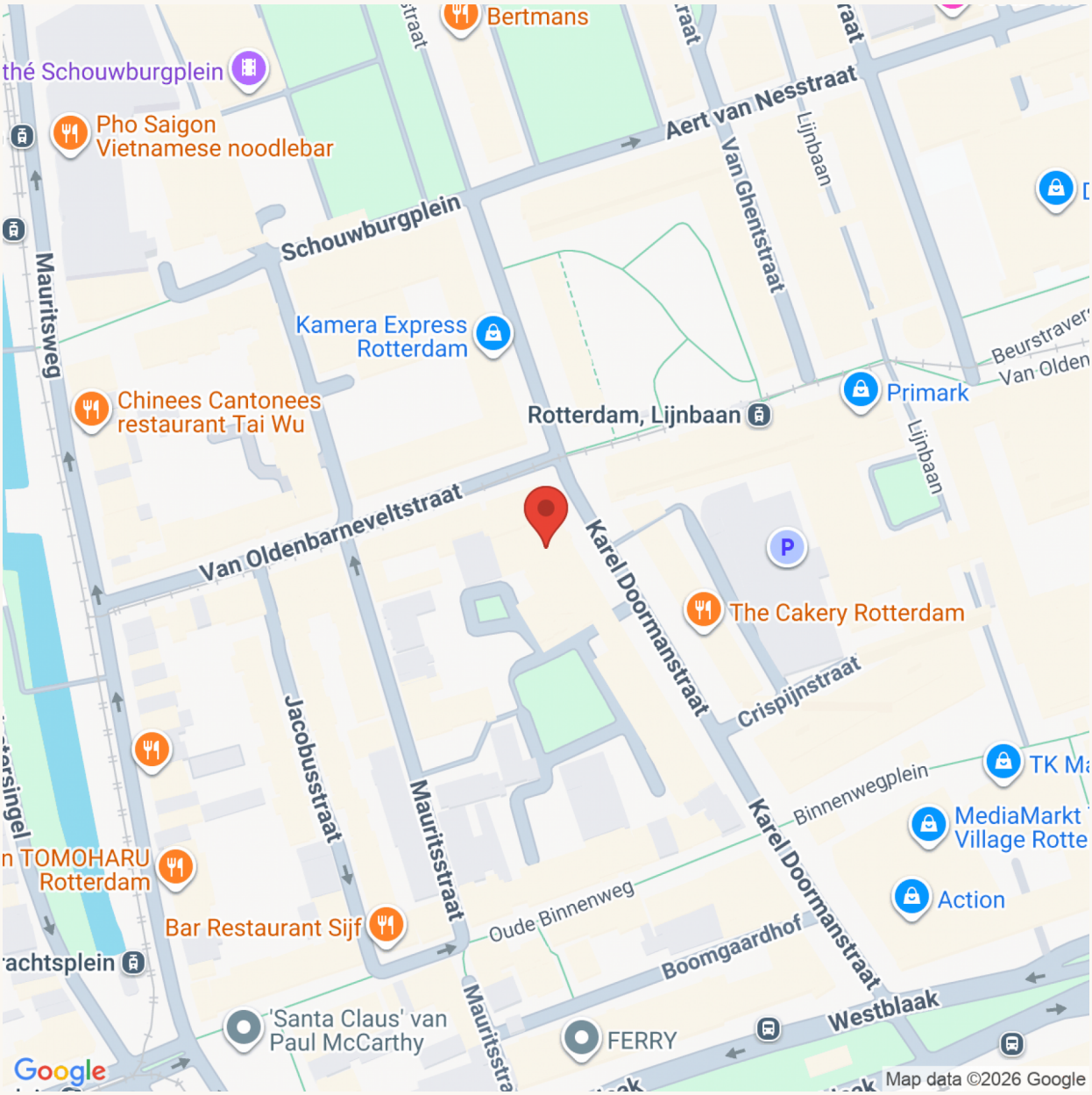

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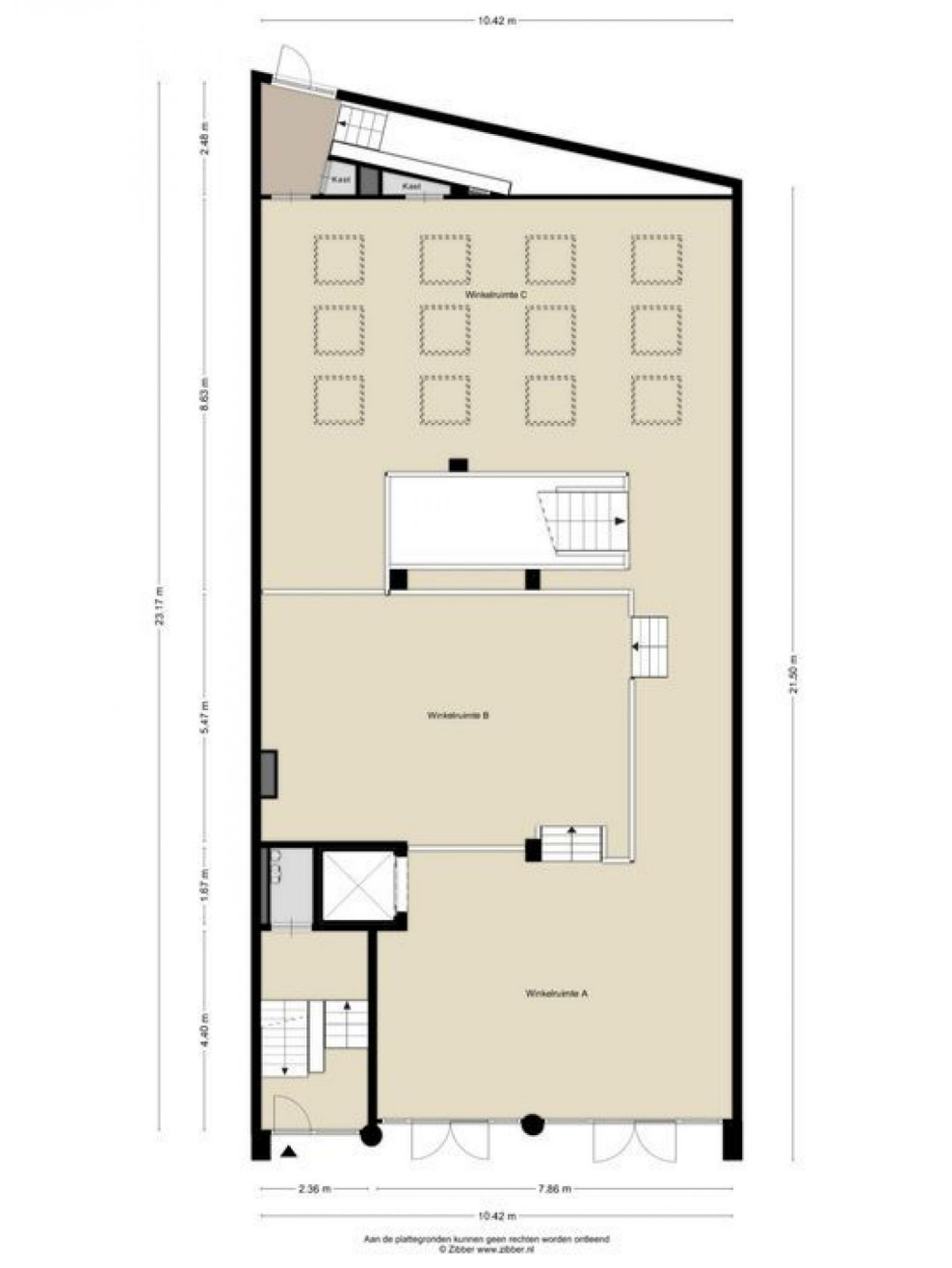

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