



PERFECT RENT



**Karel Doormanstraat 335**  
**3012 GH Rotterdam**

**€ 4.950 p.m.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

**realstats<sup>nl</sup>**

**funda**



PERFECT RENT

<b>Price</b>	€ 4.950 p.m.
<b>Status</b>	Available
<b>Acceptance</b>	Directly

Perfect Rent does not accept any liability regarding the veracity of the presented information, nor can any rights be derived from it.



Discover this attractive retail space of 292m<sup>2</sup> 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 m<sup>2</sup> on the ground floor, 92 m<sup>2</sup> 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!



PERFECT RENT



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

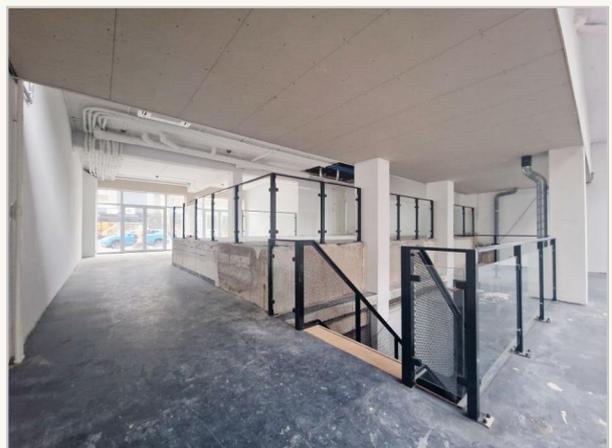
**pararius**

**realstats**

**funda**



PERFECT RENT



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

**realstats**

**funda**





PERFECT RENT



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

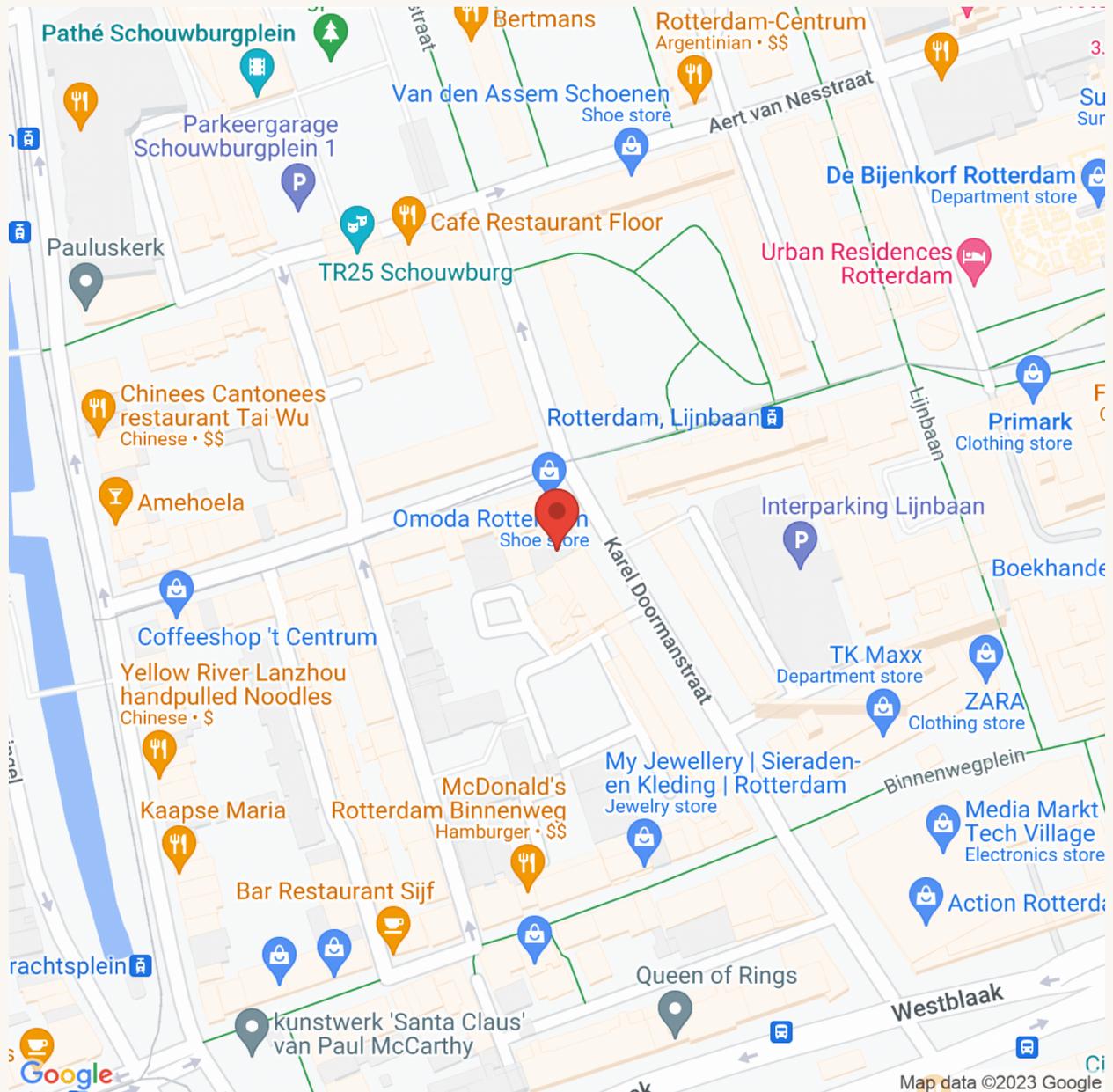
pararius

realstats<sup>nl</sup>

funda



PERFECT RENT



Perfect Rent  
Paradijslaan 1  
3034 SH Rotterdam

pararius

realstats<sup>nl</sup>

funda



PERFECT RENT



Perfect Rent does not accept any liability regarding the veracity of the presented information, nor can any rights be derived from it.



PERFECT RENT



Perfect Rent does not accept any liability regarding the veracity of the presented information, nor can any rights be derived from it.

**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

pararius

realstats<sup>nl</sup>

funda