Hille

Versatile commercial unit in Hille

Property ID: 22231009



RENT PRICE: 990 EUR • ROOMS: 2

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At a glance

Property ID	22231009
Roof Type	Gabled roof
Rooms	2
Year of construction	1968
Type of parking	4 x Outdoor parking space

Rent price	990 EUR
Additional costs	450 EUR
Office/Professional practice	Office space
Total Space	ca. 164 m²
Construction method	Solid
Usable Space	ca. 26 m²
Rentable space	ca. 164 m²
Office space	ca. 164 m²

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Energy Data

Energy Source	Oil
Energy certificate valid until	25.02.2031

Energy Certificate	Energy demand certificate
Final Energy Demand	110.8 kWh/m²a
Energy efficiency class	D
Year of construction according to energy certificate	1993

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The property





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A first impression

In this former restaurant in Hille, a partial area of approximately 164 m² is available for commercial lease. You have the opportunity to rent individual commercial spaces here for a variety of uses. Among other things, the former dining room, approximately 94 m², exudes a unique and rustic charm thanks to its brickwork and brick fireplace. Adjacent to this is the former club room, approximately 37 m², as well as separate restrooms for men and women. Furthermore, you have the option of expanding the leased space and, for example, reviving the former kitchen and utilizing the cold storage room. Depending on your needs, a customized lease agreement can be arranged. Take advantage of this opportunity to realize your business concept in these charming premises. A small, cozy farm café would fit just as well here as offices, medical practices, or an impressive showroom with offices for tradespeople. Thanks to the well-designed layout and the individual possibilities, your imagination is virtually limitless. The commercial premises are separated from the rest of the property by their own enclosed entrance. In addition, at least four parking spaces are available for you and your customers directly in front of the entrance.

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Details of amenities

Immobilie:
- Massivbauweise Baujahr ca. 1968

Gewerberäume:
- separater Eingang mit verglastem Windfang
- Bodenbeläge: Fliesen
- Kunststofffenster mit Isolierverglasung, 4-fach Verglasung wg. Schallschutz
- offener Backsteinkamin im ehemaligen Gastraum
- verzierte Holztür als Abgrenzung zum Clubzimmer
- Parkfläche vor dem Haus

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All about the location

Die Gewerberäume befinden sich zentral, aber dennoch ruhig gelegen, in der ca. 16.000-Einwohner-Gemeinde Hille, welche zum Kreis Minden-Lübbecke in Ostwestfalen gehört.

Die geschichtsträchtige Stadt Minden, mit ca. 83.000 Einwohnern, ist mit dem PKW in weniger als 20 Minuten zu erreichen.

Das Große Torfmoor und der Mittellandkanal laden zu Spaziergängen oder Fahrradtouren in der schönen Natur ein.

Vor der Immobilie sind ausreichend Parkflächen vorhanden.

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Other information

Es liegt ein Energiebedarfsausweis vor.
Dieser ist gültig bis 25.2.2031.
Endenergiebedarf beträgt 110.80 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Öl.
Das Baujahr des Objekts lt. Energieausweis ist 1993.
Die Energieeffizienzklasse ist D.

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Contact partner

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