

FOR RENT

Venlo, Maastraat 4



GENERAL

Object

Large retail space of 1.274 m² GLA, located on 'De Maasboulevard' in the centre of Venlo. It is on the lower level (-1) and the entrance is on the main shopping street in the heart of Venlo, between Mediamarkt and Primark.



Location

De Luif is the final piece of the redevelopment 'De Maasboulevard' is a prestigious urban development, linking it to the river Meuse. Some old features of the city have been preserved, such as an old city wall – located in Primark. This store exerts a great pull on the shopping public. Leisure and retail in close proximity are De Maaspoort Theater & Events, Media Markt, Bristol, Van Haren, Mango, H&M, S. Oliver, New Yorker, The Sting, etc.

Accessibility

De Maasboulevard is easily accessible; there are several parking garages close by, including one right underneath the shopping centre. Public transport is available via various city and regional bus routes.

TERMS AND CONDITIONS

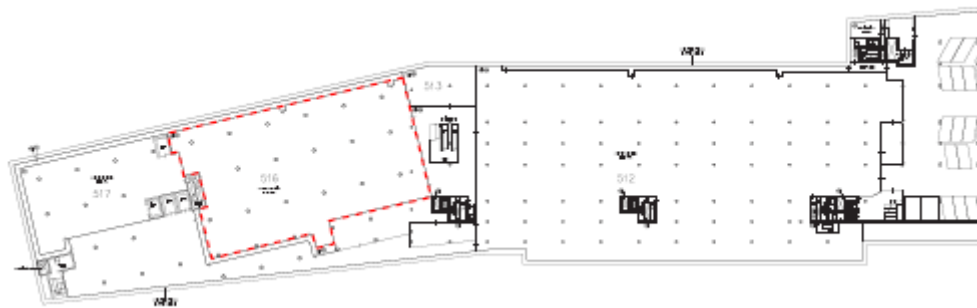
Address	Maasstraat 4.
Location	Venlo.
Surface	ca. 1.274 m ² GLA retail space.
Rent	€ 175.000 to increase with VAT per 12 months.
Lease term	Ten (10) year, thereafter renewable for five (5) years at a time.
Rent payment	Per month in advance.
Rental start date	In consultation.
Service charge	€ 690,- to increase with VAT per month.
Promotional costs	€ 427,89 to increase with VAT per month.
Indexing	Annually for the first time one (1) year after the start date according to consumer price index series of all households (CPI) (2015=100).
Warranty	Deposit of three (3) months gross rent incl. VAT.
Rental agreement	Standard ROZ model 'retail space and other business space within the meaning of Article 7:290 of the Dutch Civil Code (August 2008)', supplemented with 'owner provisions'.
Delivery level	Current state, rented exclusively shell condition.
Condition	Approval of the lessor's management.

Winkels

- 1 Bufkes Broodjes
- 2 Primera
- 3 Cecil
- 4 Bredzz Sandwiches
- 5 TUI
- 6 Bakker Bart
- 7 TIJD!
- 8 Norah
- 9 Only
- 10 Only & Sons
- 11 H&M
- 12 Jumbo
- 13 Randstad
- 14 Primark
- 15 Bristol
- 16 Divino
- 17 Moqbel
- 18 Happy Italy
- 19 MediaMarkt
- 20 Van Haren
- 21 Sport 2000
- 22 Blokker
- 23 Hans Anders
- 24 Ecco
- 25 Bagels & Beans
- 26 Aktiesport
- 27 Sacha
- 28 New Yorker
- 29 s.Oliver
- 30 The Sting
- 31 Voordeelsshop
- 32 Big Bazar



SITUATION MAP



RETAIL SPACE
Unit map



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