

NON-BINDING INFORMATION ABOUT

## REGULIERSDWARSSTRAAT 25 H AMSTERDAM



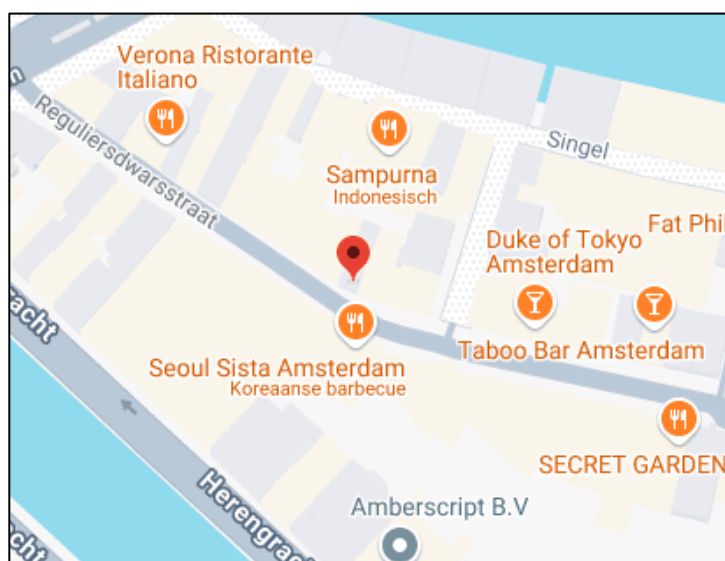
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## General information

Address Reguliersdwarsstraat 25 H  
1017 BJ Amsterdam



Surface total area ca. 38,5 m<sup>2</sup>  
cadastral data Amsterdam / I / 23  
front width Approx 4,0 m

## Description object

**Object/location**

The Reguliersdwarsstraat is one of the most talked-about streets in Amsterdam, with a rich history as a nightlife area. In addition to the many popular bars and other hospitality establishments, there is also a variety of shops, hair salons, tattoo studios, and other services and products. Right here, in one of the best locations, this particularly charming yet compact split-level property is now available for rent. The property was recently used for many years as a tattoo artist shop until it was forced to close its doors due to the COVID-19 pandemic. After that, it served as a test location. Fortunately, the property has now been freed from that use and is once again available for a thriving business that fits well in this vibrant neighborhood. Due to its unique layout and size, this property is very suitable for a tattoo shop, hair salon, stylist, or another type of cosmetic studio, small-scale retail, takeaway sandwiches/coffee, etc. In short, if you have a good plan and are looking for a very attractive and pleasant location, feel free to contact our office.

**Layout**

Entrance/sales area (approx. 8.5 m<sup>2</sup>), meter cupboard, split-level floor (approx. 13.5 m<sup>2</sup>), basement (approx. 16.5 m<sup>2</sup>) with an open character and toilet facilities. Also access to the crawl/storage space (approx. 8.5 m<sup>2</sup> / approx. 85 cm height).



Accessibility	The Reguliersdwarsstraat is a one-way street for motorized traffic. It is possible to stop directly in front of the door.
Parking	There is plenty of public parking available in the immediate vicinity.
Installations/amenities	<p>The property has the following installations/amenities:</p> <ul style="list-style-type: none"><li>• Own electricity meter connection (protected with 40 Amp.)</li><li>• Central heating system with radiators</li><li>• Modern toilet facilities with wall-mounted toilet and washbasin</li><li>• Sink (simple/white)</li><li>• Storage in the crawl space (equipped with a concrete floor)</li><li>• Finished floor with wood-look finish</li></ul>
Zoning/usage type	<p>The property is subject to the zoning plan "Zuidelijke binnenstad." Information about this zoning plan can be found on <a href="https://omgevingswet.overheid.nl">"omgevingswet.overheid.nl."</a> The zoning description is Mixed-1.4.</p> <p><i>Quote from the Environmental Permit Portal:</i> <i>The areas designated as 'Mixed - 1.4' are intended for:</i></p> <ul style="list-style-type: none"><li><i>a. Residential use, in accordance with the provisions of Articles 12.2.16 and 40;</i></li><li><i>b. Offices, in accordance with the provisions of Article 40;</i></li><li><i>c. Offices with a reception function;</i></li><li><i>d. Facilities, including additional hospitality services, excluding daycare centers and amusement arcades, and in accordance with the provisions of Articles 12.5.5, 12.6.2, and 40;</i></li><li><i>e. Galleries;</i></li><li><i>f. Retail, including a mixed formula, excluding smartshops, sex shops, mini-markets, and souvenir shops, in accordance with Articles 12.5.2 and 40, and services for consumer care, including a mixed formula, excluding exchange offices, telephone booths, and massage salons, in accordance with Articles 12.5.2 and 40;</i></li><li><i>g. Daycare centers, where this function is present at the time the draft plan is made available, and in accordance with the provisions of Articles 12.5.4 and 40;</i></li><li><i>h. Hospitality 4 on the ground floor and the special lower floor (basement, cellar);</i></li><li><i>i. Hospitality 2 on the second floor, only in the location marked 'specific form of mixed - hospitality 2 allowed on the second floor' and in accordance with the provisions of Article 12.5.3;</i></li><li><i>j. Hospitality 4 on the second floor, only in the location marked 'specific form of mixed - hospitality 4 allowed on the second floor';</i></li><li><i>k. Hospitality 4 on the second and third floors, only in the location marked 'specific form of mixed - hospitality 4 allowed on the second and third floors';</i></li><li><i>l. Businesses, in accordance with the provisions of Articles 12.5.1 and 40.</i></li></ul> <p>The tenant is always responsible for checking whether the intended use complies with the requirements imposed by the government on the property. In case of doubt, you should consult the appropriate authorities yourself.</p>



## Description of rental

Availability	By mutual agreement
Rental price	€ 30.000,- per year.
VAT	The rental is exempt from VAT.
Service charges	The tenant is responsible for entering into agreements with utility companies for the supply and use of electricity and gas, at their own cost and risk.
Rent payment	Rent is to be paid monthly, in advance.
Leaseterm	5 years, with the option to extend for successive periods of 5 years.
Rental agreement	The lease agreement is based on the model of the Raad Onroerende Zaken; office space and other commercial premises as defined in Article 7:230a of the Dutch Civil Code (January 2015) / retail space and other commercial premises as defined in Article 7:290 of the Dutch Civil Code (December 2022).
Rent Price Indexation	Annually, according to the "CPI all households (2015=100)" series published by the CBS (Dutch Central Bureau of Statistics).
Security Deposit	The tenant is required to provide a financial security equal to one quarter of the rental obligation.
Notice period	1 year, before the end of the lease term.
Condition	Subject to final approval by the owner/landlord.

## More information

For more information we refer you to	Muller Bedrijfs Onroerend Goed Kamperstraat 10, 8011 LM Zwolle T: 038 - 423 71 11 E: <a href="mailto:info@mullerbog.nl">info@mullerbog.nl</a> W: <a href="http://www.mullerbog.nl">www.mullerbog.nl</a>
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The information in this brochure has been compiled with the utmost care. However, there is always the possibility of discrepancies and/or inaccuracies compared to reality. Neither Muller Bedrijfs Onroerend Goed nor the owner/landlord are liable for any inaccuracies in the information.



## Photo's

