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BERLIN · COMMERCIAL PROPERTY · VACANT

Four let commercial units in a 1905 building in Berlin-Weißensee

Four ground-floor units on open-ended leases, net rent of €42,360 a year, Berlin-Weißensee

€1,700,000

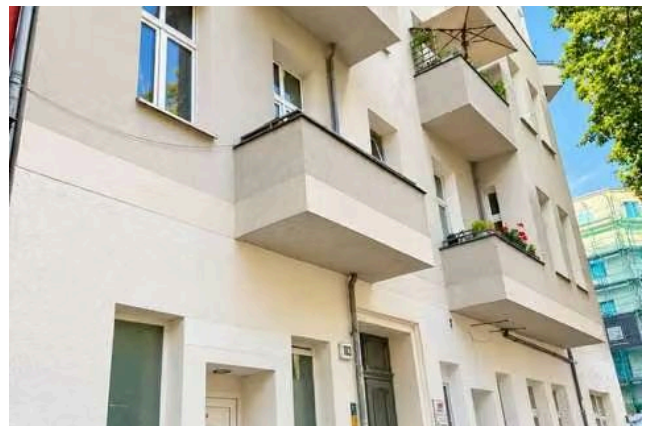
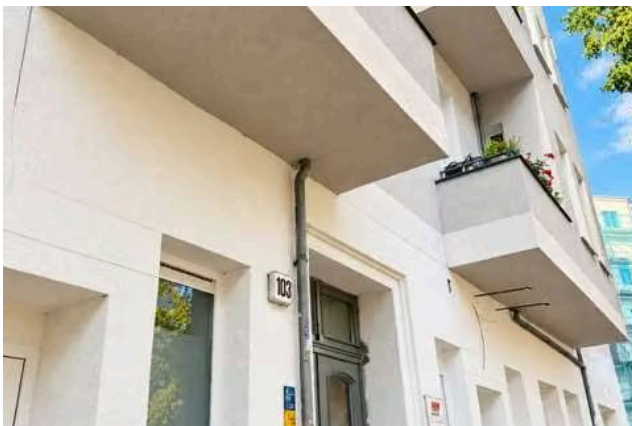
726 m²

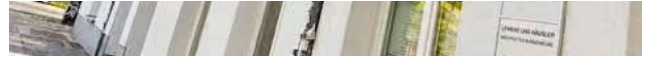
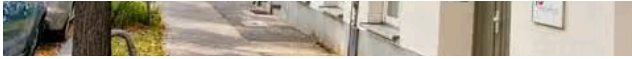


Kate Lehmann

Your contact for this property

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<https://immobiliya.com/properties/commercial-berlin-1259a>





The property

This sale is a package of four separate commercial units on the ground floor of a Berlin apartment building dating from 1905. Together they offer about 351 m² of usable space. The building stands on a plot of about 726 m². Two cellar rooms belonging to the units and one parking space in the inner courtyard are included, which gives useful room for storage.

All four units are let on open-ended leases and are currently run as holiday flats and short-stay accommodation. The present tenants intend to carry on. Total net rent is €3,530 per month, or €42,360 a year. Including service charges, the tenants pay €5,300.14 per month.

The service charge to the owners' association (Hausgeld) for the four units comes to €2,179.11 per month. Part of this is passed on to the tenants through their service charges, but the figure deserves a close look when calculating the return. Berlin regulates short-term letting strictly, so the permitted use of the units should also be checked in the documents before purchase.

The old building was repaired and modernised around 2000. According to the information provided, the work followed the standard German construction contracting rules (VOB/VOL), and sound insulation meets the German standard DIN 4109. Heating is by gas central heating. The energy class is D, which is typical for a building of this age.

Four separate ground-floor units

About 351 m² usable space

All units on open-ended leases

Net rent €42,360 per year

Modernised around 2000

Tram stop at the door

Cellars and courtyard parking space

Key facts

Type	Commercial property
Town	Berlin
Federal state	Berlin
Postcode	13086
Living area	726 m ²
Year of construction	1905

Status	vacant
Features	parking space
Energy efficiency class	D
Energy demand	109 kWh/(m ² ·a)
Energy source	natural gas
Reference	1259a

The location

Weißensee is a locality in the Pankow district in the north-east of Berlin, directly next to Prenzlauer Berg, one of the city's most sought-after inner-city neighbourhoods. It is a mainly residential area with older apartment buildings and a lake, the Weißer See, from which it takes its name.

The building is on one of the main streets of the area, lined with homes, shops, restaurants and small businesses. A tram line runs directly in front of the house, and Alexanderplatz in the centre of Berlin is about 20 to 30 minutes away by public transport. The surrounding neighbourhood is part of a long-term urban development process.

Who it suits. An investor looking for rental income from day one who prefers several smaller units to a single tenant and is prepared to check the service charges and the permitted use carefully.

[More properties in Berlin →](#)

What it costs in total

Real estate transfer tax (Berlin, 6%)	€102,000
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Notary and land register (approx. 1.5–2%)	€25,500–34,000
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Agency commission	3.57% incl. VAT
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Guide figures based on the asking price. The commission and who pays it are set out in the brokerage agreement, in line with German law (§§ 656a–656d BGB).

Information on your right of withdrawal

Cancellation policy

If a brokerage contract is concluded, consumers have the following right of withdrawal:

Right of withdrawal

You have the right to withdraw from this brokerage contract within fourteen days without giving any reason.

The withdrawal period will expire after fourteen days from the day of the conclusion of the contract.

To exercise the right of withdrawal, you must inform us (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.com) of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post or an email). You may use the attached model withdrawal form, but it is not obligatory.

To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event not later than fourteen days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated to us your withdrawal from this contract, in comparison with the full coverage of the contract.

End of cancellation policy

German original

Widerrufsbelehrung

Im Falle eines zustande kommenden Maklervertrages haben Verbraucher das folgende Widerrufsrecht:

Widerrufsrecht

Sie haben das Recht, binnen vierzehn Tagen ohne Angabe von Gründen den Maklervertrag zu widerrufen.

Die Widerrufsfrist beträgt vierzehn Tage ab dem Tag des Vertragsabschlusses.

Um Ihr Widerrufsrecht auszuüben, müssen Sie uns (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.com) mittels einer eindeutigen Erklärung (z. B. ein mit der Post versandter Brief oder eine E-Mail) über Ihren Entschluss, diesen Vertrag zu widerrufen, informieren. Sie können dafür das beigefügte Muster-Widerrufsformular verwenden, das jedoch nicht

vorgeschrieben ist.

Zur Wahrung der Widerrufsfrist reicht es aus, dass Sie die Mitteilung über die Ausübung des Widerrufsrechts vor Ablauf der Widerrufsfrist absenden.

Folgen des Widerrufs

Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene, günstigste Standardlieferung gewählt haben), unverzüglich und spätestens binnen vierzehn Tagen ab dem Tag zurückzuzahlen, an dem die Mitteilung über Ihren Widerruf dieses Vertrags bei uns eingegangen ist. Für diese Rückzahlung verwenden wir dasselbe Zahlungsmittel, das Sie bei der ursprünglichen Transaktion eingesetzt haben, es sei denn, mit Ihnen wurde ausdrücklich etwas anderes vereinbart; in keinem Fall werden Ihnen wegen dieser Rückzahlung Entgelte berechnet.

Haben Sie verlangt, dass die Dienstleistungen während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

Ende der Widerrufsbelehrung

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