

immobiliya.com · Exposé · L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin
· info@immobiliya.com

PINNEBERG · APARTMENT · LET

Let two-room apartment with lift in central Pinneberg near Hamburg

42.94 m² two-room apartment in Pinneberg, let since May 2015 at €320 net cold rent per month

€125,000

42.94 m²

2 rooms

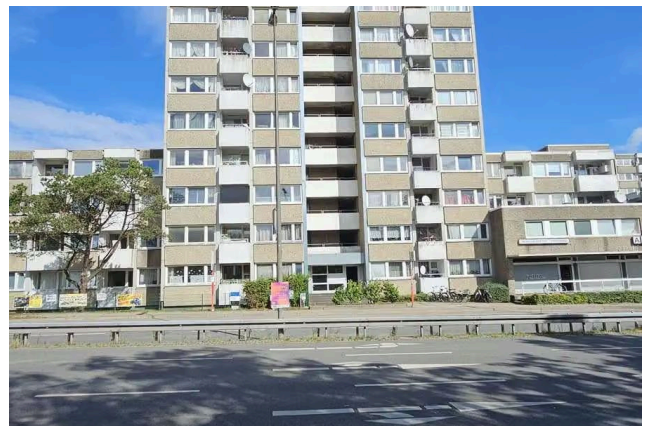
already let

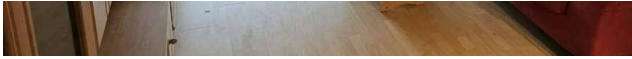


Kate Lehmann

Your contact for this property

Kate Lehmann · +49 30 762 149 75 · WhatsApp +49 162 100 85 16 · info@immobiliya.com ·
<https://immobiliya.com/properties/apartment-pinneberg-4001a>





The property

A two-room apartment of 42.94 m² in a block of flats built in 1969, sold with its sitting tenant. It is on an upper floor and the building has a lift. The German description calls its condition well kept.

The tenancy began on 1 May 2015. The tenant pays €320 net cold rent and €165 towards service charges, so €485 a month in total. That gives an annual net cold rent of €3,840, or roughly €7.45 per m². This is a modest rent for the Hamburg area and reflects a tenancy that has run for many years. Any increase is subject to German tenancy law.

The living room is the main space at 21.63 m². The bedroom has 8.25 m². The kitchen is small at 3.96 m², and the bathroom with WC measures 3.84 m². A hallway of 4.26 m² and a storeroom of 1 m² complete the layout.

Heat comes from a combined heat and power plant, which produces electricity and heat at the same time. The energy certificate places the building in class G. That is typical for an unrenovated 1960s block, and buyers should expect the owners' association to consider energy works in the coming years.

Sold with tenant since 2015

€3,840 annual net cold rent

Lift in the building

Direct S-Bahn line to Hamburg

Separate storeroom

Energy class G

Key facts

Type	Apartment
Town	Pinneberg
Federal state	Schleswig-Holstein
Postcode	25421
Living area	42.94 m ²
Rooms	2
Floor	3rd floor
Year of construction	1969

Status	already let
Features	lift
Energy efficiency class	G
Energy demand	146.1 kWh/(m²·a)
Reference	4001a

The location

Pinneberg is a town of around 44,000 people on the north-western edge of Hamburg, in the state of Schleswig-Holstein, and the seat of the district of the same name. Many residents work in Hamburg, and rental demand comes largely from commuters.

The apartment is in the central part of town. The Hamburg S-Bahn line S3 ends at Pinneberg station and runs directly into central Hamburg, and the A23 motorway connects the town by road. Shops for daily needs, doctors and restaurants are in the surrounding streets. The district around Pinneberg is also known for its many tree nurseries, among the largest in Europe.

Who it suits. This apartment suits an investor looking for a small, already let unit in the Hamburg commuter belt who accepts a modest current rent and an older building in exchange for a long-standing tenancy.

What it costs in total

Real estate transfer tax (Schleswig-Holstein, 6.5%)	€8,125
---	--------

Notary and land register (approx. 1.5–2%)	€1,875–2,500
---	--------------

Agency commission	€5,000 incl. VAT
-------------------	------------------

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

Your contact for this property



Kate Lehmann

L&B Immobiliya EuRuS GmbH

WhatsApp	+49 162 100 85 16
Mobile	+49 162 100 85 16
Phone	+49 30 762 149 75
Email	info@immobiliya.com