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· info@immobiliya.com

BAD HARZBURG · COMMERCIAL PROPERTY · VACANT

Ground-floor commercial unit of 133 m² in the spa town of Bad Harzburg

Former reception area of a complex with nearly 250 flats: 133 m² of commercial space

€92,000

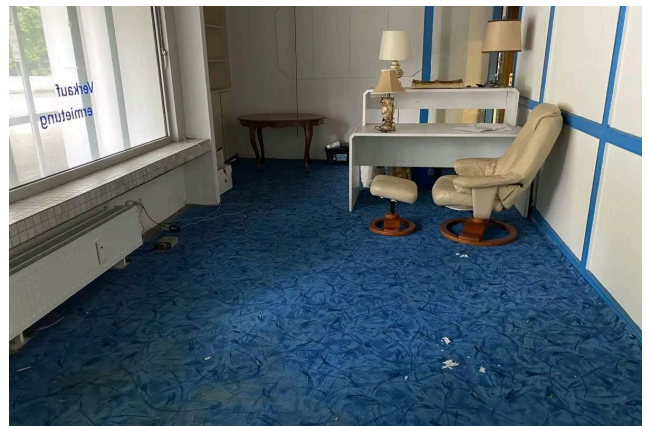
133 m²

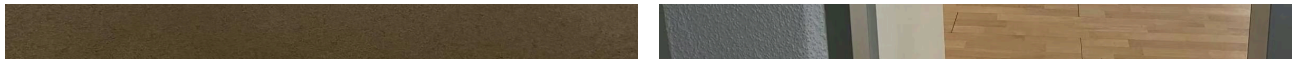


Kate Lehmann

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/commercial-bad-harzburg-6002>





The property

A ground-floor commercial unit of about 133 m² usable area, located directly at the main entrance of a large residential complex on Kurhausstraße in Bad Harzburg. Anyone entering the building passes it. The unit has kept its official status as office and commercial space.

The complex consists of three towers and was originally built as an apart-hotel. This unit was its concierge and reception area. The whole property was later converted into flats and sold off individually, and today it holds nearly 250 apartments. Roughly half are used as holiday or short-term lets, the other half are lived in permanently. A guesthouse with 13 rooms also operates within the complex.

The layout is three main rooms arranged in a row, connected to each other by internal doors. Each room also has its own door to the central entrance area and corridor, so the space can be used as one unit or divided. There is a generous sanitary area. The unit needs renovation and modernisation before reuse, and any specific future use depends on what is permitted and on the approvals required.

The property is held by a German limited company (GmbH). Besides a direct sale of the property, a transfer of the company shares or a change of management could be considered. Such a structure would have to be checked individually by lawyers, tax advisers and a notary.

About 133 m² usable area

Directly at the main entrance

Three interconnecting rooms

Separate access to each room

Existing office and commercial status

Share purchase via GmbH possible

Renovation required

Key facts

Type	Commercial property
Town	Bad Harzburg
Federal state	Lower Saxony
Postcode	38667
Living area	133 m ²
Status	vacant

The location

Bad Harzburg is a spa town of around 20,000 inhabitants on the northern edge of the Harz mountains in Lower Saxony, close to the historic town of Goslar and about 45 km south of Braunschweig. It has a long tradition as a health resort and lives to a large extent from visitors who come for the thermal baths and spa treatments, and for walking in the Harz.

Kurhausstraße lies in the central spa district. Demand from guests continues across the year rather than in a single season, which explains why so many flats in the complex are let to holidaymakers.

Who it suits. Suited to an investor or business owner who wants flexible commercial space with steady foot traffic from residents and holiday guests in a busy spa town, and who is prepared to renovate and obtain approval for the intended use.

What it costs in total

Real estate transfer tax (Lower Saxony, 5%) €4,600

Notary and land register (approx. 1.5–2%) €1,380–1,840

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

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