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MEERANE · COMMERCIAL PROPERTY · VACANT

Vacant 19th-century building opposite Meerane town hall, to renovate

Empty 19th-century building of 660 m² in central Meerane, roof recently renewed, 8-9 parking spaces

€85,000

660.02 m²

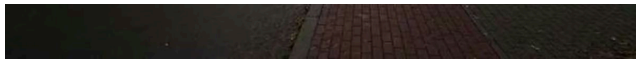


Luba Baumgärtner

Your contact for this property

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The property

A large old building in the centre of Meerane, empty and in need of complete renovation. It dates from the 19th century and is built in the Baroque style. The usable area is about 660 m², and the house has a full cellar.

The ground floor housed a post office until 1980. It has stood unused since then. The upper floors contain residential units, laid out originally for the owner's own use or for letting to guests.

The roof was recently renovated in full. Everything else needs work: services, interiors and finishes will have to be planned and budgeted as a full refurbishment and modernisation. There is no energy certificate class stated.

After that work, conversion into good-quality flats or a small hotel with a restaurant is the obvious direction. The seller's estimate for achievable rent is around €4 to €5 per m² per month, which reflects the local market rather than big-city levels. Around 8 to 9 parking spaces belong to the property.

About 660 m² usable area

Roof recently fully renovated

Opposite town hall and police

8-9 parking spaces

Full cellar

19th-century Baroque-style building

Vacant, needs full renovation

Key facts

Type	Commercial property
Town	Meerane
Federal state	Saxony
Postcode	08393
Living area	660.02 m ²
Status	vacant
Features	parking space
Reference	6332tt

The location

Meerane is a small town in the district of Zwickau in western Saxony, close to the border with Thuringia. It lies on the A4 motorway between Dresden and Erfurt, with Zwickau a short drive to the south-east and Chemnitz further east. The town grew as a textile centre and keeps much of its older building stock.

The building stands on one of the main streets in the town centre, directly opposite the town administration and the local police station.

Who it suits. An investor or developer with a renovation budget and experience in Germany who wants a central building in a small Saxon town to convert into flats or a modest hotel and restaurant.

What it costs in total

Real estate transfer tax (Saxony, 5.5%)	€4,675
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Notary and land register (approx. 1.5–2%)	€1,275–1,700
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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 beigelegte 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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