

Split Level Commercial Unit

Großbeerenstraße 33-35 Berlin 12107 - Tempelhof



REFERENCE: BB473

Year Built: 1900

Apartment size: 149.29m²

Price: 268.722,00€

Rental Income: 720,00€ per month

Yield: 3.22%

Status: Tenanted

Type: 5 Room Duplex

Price per m2: 1.800,00€

Basement Storage: Yes

Floor: Ground & Basement

Commission: In case of purchase of property the buyer pays once 6% commission of the purchase price plus VAT. This exposé is confidential and for the addressee only. Any transfer is prohibited. In case of transfer and purchase the addressee is liable for payment of commission. All information is based on statements of the owner and is provided in good faith and believed to be correct. Information provided is intended for indicative purposes and does not form part of a contract. Buy Berlin cannot accept responsibility for any losses arising from information, errors or omissions provided in this exposé.

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Location

Großbeerenstraße is in the heart of the Berlin district of Tempelhof. A busy vibrant area perfect for both business and living. With the closest U-Bahn Station with a 10-minute walk or 7-minute bus ride away. The U-Bahn Station Alt-Mariendorf is located at the end of the Berlin U6 Line. The U6 Stretches through Kreuzberg, Mitte, Wedding, Moabit, Reinickendorf and lastly to Tegel, the current home of one of Berlins airports. Popular connecting lines that join this route include the S41 & S42 ring-Bahn lines, U1, U2, U3, soon to be with the U5 that links to Alexanderplatz, U7 and U9. Mariendorf features many parks, shopping facilities and the beautiful Britzer Garden.



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The Unit

The facilities are set across two floors with the first located on the ground floor with direct access from street level. The second is the lower part of the unit, perfect for stock and storage. Size is something that is not lacking with almost 150m² of usable space. Currently the unit is rented out to a business owner that has been in the unit for over 10 years. The building is part commercial and part residential and in a location that finds plenty of footfall. The unit is currently being used as a locksmith.



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GENERAL TERMS AND CONDITIONS

1. Our offers are not-binding and without obligation. Errors, omissions and prior sale remain reserved. Offers are directed personally to the offeree and must be treated as confidential. The transfer to third parties, including holders of a power of attorney or clients of the interested party, are not permitted without our written approval. Any infringement shall entail the payment of brokerage fee.

2. A brokerage fee is categorically due when the desired economic results are achieved within the business agreement. The agreement must have been concluded as a result of our brokerage activities or based on evidence supplied by us. Our claim to a commission fee is not affected when a closed deal is subsequently cancelled owing to a resolute condition, or cannot be fulfilled for any other reason. The claim to a finder's fee is not affected when a contract is concluded at a later date or under other conditions.

3. Should the contract be completed by economically or legally affiliated companies / persons / family members of the offeree, it still owes the commission.

4. The commission is due at the time of the closing of a deal that was either brokered by us or came about based on evidence supplied by us. We also have a claim to a brokerage fee when another deal - whose economic results replace the originally intended deal - is substituted for the original offer (for example, a rental or leasing contract instead of a sales agreement or vice versa, foreclosure, an expansion of the offer, or especially the granting of a pre-emption.)

5. The brokerage fee

- for purchase agreements or the purchase of undeveloped or developed real estate at a foreclosure auction, as well as rights equivalent to real property, amount to 7,14 % of the total sales price inclusive of 19% VAT.
- three month rent – exclusive of heating costs – are due for commercial rentals or leases. 19 % VAT is added to this amount.
- for a pre-emptive right to buy that is recorded in the land register based on the value of the property, we charge an additional 3,57 % on top of the usual brokerage fee (inclusive of 19% VAT).

6. We reserve also the right to act for a client on a commission basis.

7. No liability can be assumed for the completeness of the business offer.

8. Should individual provisions be invalid, the remaining provisions shall remain unaffected by this. The invalid provisions are to be replaced by valid provisions that are equivalent – or come closest from an economic standpoint - to the meaning of the replaced ones.

9. Place of fulfilment and jurisdiction is Berlin, Germany.

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INSTRUCTIONS ON WITHDRAWAL

Consumer cancellation policy with outside closed contracts of business premises and with distance contracts with exception of contracts over financial services – Duty to supply information after § 312d exp. 1 BGB in use with art. 246a § 2 exp. 2 page 2 EGBGB

Contractor (broker) informs client (customer) over right of withdrawal

Right of withdrawal

You have the right to withdraw from this contract within 14 days without giving any reason. The withdrawal period will expire after 14 days from the day of the conclusion of the contract. To exercise the right of withdrawal, you must inform us

Buy Berlin Investment GmbH, Mittenwalder Str. 38, D-10961 Berlin

Tel: +49(0)30-64838996, Fax: +49(0)322112-2689535, E-Mail: info@buyberlin.co.uk

of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post, fax or e-mail). 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 14 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 us your withdrawal from this contract, in comparison with the full coverage of the contract.

Model withdrawal form

If you want to withdraw the contract, complete and return this form to us.

– To **Buy Berlin Investment GmbH, Mittenwalder Str. 38, D-10961 Berlin**

Tel: +49(0)30-64838996, Fax: +49(0)322112-2689535, E-Mail: info@buyberlin.co.uk

– I/We (*) hereby give notice that I/We (*) withdraw from my/our (*) contract of sale of the following goods (*)/for the provision of the following service (*)

– Ordered on (*)/received on (*)

– Name of consumer(s),

– Address of consumer(s),

– Signature of consumer(s) (only if this form is notified on paper)

– Date

(*) delete as appropriate.

Explanations of the consumer/premature expiring the right of withdrawal

I require expressly that you begin before end of the withdrawal period with the execution of the assigned service.

Yes No

Me is well-known, that the right of withdrawal before expiration of the withdrawal period expires, if the service was completely delivered and with the execution was only begun, after I had given my agreement (§ 356 exp. 4 BGB).

Place, Date _____

Signature Consumer _____