



KENSINGTON®

Finest Properties International



## general:

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|                                |                          |                           |            |
|--------------------------------|--------------------------|---------------------------|------------|
| <b>object number external:</b> | Kensington_KWHV_372      | <b>as from:</b>           | 19.09.2024 |
| <b>usage:</b>                  | business                 | <b>marketing method:</b>  | purchase   |
| <b>property:</b>               | Hospitality (restaurant) | <b>construction year:</b> | 1929       |
| <b>place:</b>                  | 27476 Cuxhaven / Duhnen  | <b>Floor space:</b>       | 145,00 m²  |
| <b>Gastronomy space:</b>       | 238,00 m²                | <b>Total space:</b>       | 238,00 m²  |
| <b>Condition:</b>              | part / full renovated    |                           |            |

## prices:

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|                        |              |                      |                                 |
|------------------------|--------------|----------------------|---------------------------------|
| <b>purchase price:</b> | 519.000,00 € | <b>broker's fee:</b> | 5,95 % inklusive Mehrwertsteuer |
|------------------------|--------------|----------------------|---------------------------------|

## energy certificate:

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|                                  |                 |                                |            |
|----------------------------------|-----------------|--------------------------------|------------|
| <b>type of energy ID:</b>        | VERBRAUCH       | <b>expiry date:</b>            | 2029-01-14 |
| <b>age group:</b>                | 2014            | <b>heating YOC:</b>            | 1987       |
| <b>value class:</b>              | E               | <b>primary energy sources:</b> | GAS        |
| <b>energy consumption value:</b> | 134.00 kWh/m²/a |                                |            |

## contact person:

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|               |                                          |                |               |
|---------------|------------------------------------------|----------------|---------------|
| <b>name:</b>  | Marvin Klug                              | <b>street:</b> | Hauffstraße 4 |
| <b>place:</b> | 26386 Wilhelmshaven                      | <b>phone:</b>  | 017624895022  |
| <b>Email:</b> | marvin.klug@kensington-international.com |                |               |

## Infrastructure:

## images

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Terrasse



Terrasse



Terrasse



Tresen





Küche



Küche



Küche



Küche



Küche



Küche





Küche



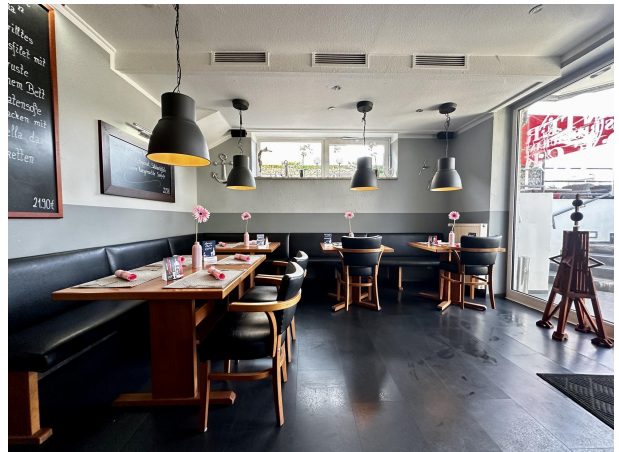
Gastraum



Gastraum



Gastraum



Gastraum



Tresen





Tresen



Gastraum



Gastraum



Gastraum



Gastraum



Toiletten





A photograph of a public restroom stall. The stall has white tiled walls and a brown tiled floor. Two white urinals are mounted on the wall. A white partition wall is visible on the right side of the stall.

The floor plan shows a building with the following rooms and dimensions:

- Kühlraum:** 2.16 m² (top left), 2.97 m² (middle right), 3.18 m² (bottom right)
- Gastraum:** 9.3 m² (top right), 34.07 m² (center), 50.14 m² (bottom center)
- Lager:** 32.44 m² (middle right)
- Küche:** 10.53 m² (top left), 3.51 m² (center left), 11.51 m² (bottom left)
- Vorrat:** 1.75 m² (bottom left)
- Flur:** 4.78 m² (center)
- WC:** 3.81 m² (center), 5.58 m² (bottom center), 1.37 m² (bottom right)
- Reinraum:** 2.88 m² (bottom center)
- Außenbereich:** 54.53 m² (bottom right)

Dimensions are provided in meters (m) along the top, bottom, left, and right edges of the plan.

The map shows a coastal area with a yellow beach strip along the blue sea. A red arrow points to a location on the street 'Duener Hauptweg'. Other visible streets include 'Cuxhaven', 'Duener Strandstr.', 'Duener Hauptweg', 'Klein-Kamp Weg', 'Wehrburgweg', 'Am Wehrburg', 'Friedrich-Kollmer-Weg', 'Gustav-Schleier-Weg', 'Am Dorfacker', 'Säulenberger Weg', 'Am Wehrburg', 'Klein-Kamp Weg', 'Wehrburgweg', 'Duener Hauptweg', 'Duener Strandstr.', 'Cuxhaven', 'Duener Hauptweg', 'Klein-Kamp Weg', 'Wehrburgweg', 'Am Wehrburg', 'Friedrich-Kollmer-Weg', 'Gustav-Schleier-Weg', 'Am Dorfacker', 'Säulenberger Weg', 'Am Wehrburg'. The area is labeled 'DUHNEN'.