

FOR SALE

Investment opportunity in Amstelveen - office/practice leased at Frans Halslaan 37, next to Stadshart Amstelveen



Address

Frans Halslaan 37 (1181 TK) in Amstelveen

This high-quality property, located at Frans Halslaan 37 in Amstelveen, offers an excellent investment opportunity in a fast-growing environment. The area is characterised by a dynamic mix of housing, business services, shops and restaurants, which contributes to an attractive business location.

In the current market, now is an attractive time to move from residential investment to commercial property, thanks to stable rental income, lower risks and increasing demand.

Features

- approximately 225 m² office/practice space;
- € 48,959.36 rent per year;
- own land;
- € 535,000,-- cost buyer.

Are you interested in this unique investment opportunity? Then contact us for more information or to schedule a viewing.

Total surface area

Office/practice: 225 m².

Measurement state not present.

Asking price

€ 595,000,-- K.K.

Use

Social purposes and parking.

Tenant

- Vereniging Shinnyo-en Holland;
- term 01.04.2012 - 31.05.2027;
- option period until 31.05.2032;
- rent € 48,959.36 per year;
- VAT compensation € 2,447.96;
- notice period 12 months;
- bank guarantee € 7,875.

Land Registry

Municipality of Amstelveen, section H, number 12814, index A-90 (250/15,530^e part)

Own land.

VvE

Destination: social purposes and parking.

Monthly contribution is € 579,85.

VvE name: Association of Owners of the Cortile Building in Amstelveen.

WOZ 2023

Value € 468.000,-

OZB € 1,260.88

Sewerage charge € 207.60

Acceptance

By agreement and 'as is where is'. Buyer will be given the opportunity to examine the property both structurally and legally. Seller will share all relevant documents and science with the buyer.

Parking

Parking is available on the public road at current parking rates.

Accessibility

The investment property is strategically located in Amstelveen, near major arterial roads such as the A9 and A10, making cities such as Amsterdam and Schiphol easily accessible. Public transport offers excellent connections, with several bus and tram stops within walking distance.

Notary

The deed of sale and delivery will be passed through the notary office Buma | Algera Notariaat B.V. in Amsterdam.

Collateral

A bank guarantee in the amount of 10% of the purchase price to be paid to the handling notary office within 2 weeks after signing the deed of sale.

Reservation seller

This sale is made subject to the express condition of:

- grant by seller, as well as;
- possible approval of CoE.

Details

The Buyer is expressly aware that the Seller has not actually used the goods sold for a long time and that the Seller has therefore not been able to inform the Buyer about properties and/or defects in the goods sold of which he would have been aware if he had actually used or would have used the goods sold. In this context, the Seller and the Buyer expressly agree that such properties and/or defects shall be entirely for the Buyer's account and risk. The buyer is given the opportunity, after prior consultation with Yield Real Estate and up to the time of signing the deed of sale, to examine the sold property extensively (structural engineers otherwise). The buyer declares that the seller has thereby adequately fulfilled his obligation to provide information and that the buyer has made exhaustive use of this opportunity in a manner conducive to him. The Seller and the Buyer expressly agree that the sale is sold and delivered "as is", by which the Seller and the Buyer understand that:

- Articles 7:17, 7:20, 7:23 and 6:228 of the Civil Code are expressly excluded, as well as;
- no implied or express warranties are granted by the seller in respect of the sold property except to the extent expressly set out in writing in the deed of sale.

The Buyer explicitly declares to accept the sold property upon delivery in its actual, technical, environmental and/or legal condition. The Buyer thereby accepts all the defects of the sold property, as well as the actual condition of among other things (but not exclusively) the foundation, construction, (used) materials, (presence of) asbestos, oil tanks and soil contamination and the technical installations. The Purchaser furthermore expressly declares to have taken cognisance of and expressly accepts: all suffering easements, special, public and private law charges and restrictions, rights in rem, chain clauses and qualitative obligations also appearing and/or ensuing from the last and previous deed(s) of transfer of title and deed(s) of (sub)division and/or any public register or public information source. The Purchaser and the Seller expressly agree that the purchase price will include the actual condition of the sold property and a full commutation of all risks, defects and/or repairs (yet to be) carried out in relation to the sold property, irrespective of the nature thereof and irrespective of the extent to which the aforementioned elements have been examined by the Purchaser and/or discussed between the Seller and the Purchaser.

The Buyer shall indemnify the Seller against any claims, as well as any third-party claims, arising from any of the aforementioned paragraphs and/or relating to the condition of the sold property upon delivery. The Buyer further indemnifies the Seller against any (invisible) defects that may appear later, whether of an architectural, environmental, factual or legal nature.

Reservation Yield Real Estate

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may be derived. This information is not intended as an offer. By accepting the stated conditions or making an offer which may or may not deviate from them, neither Yield Real Estate nor its clients are bound in any way, not even to make any counter-offer. Yield Real Estate explicitly acts only as advisor to its principal and not as agent on its behalf. Furthermore, the parties can only be legally bound after definitive agreement has been reached with respect to everything they intend to arrange with each other and this agreement has moreover been laid down in a written agreement duly signed on behalf of both parties, whereby article 3:39 of the Dutch Civil Code applies accordingly. Yield Real Estate is a one-man business, registered with the Chamber of Commerce under number 74633430. The general terms and conditions Yield Real Estate apply to all assignments issued to it or to be issued to it and/or to the supply of all its services and products to whomsoever. The general terms and conditions will be sent on request. Yield Real Estate's liability in all circumstances and to any person is limited to the amount paid out by Yield Real Estate's professional liability insurance in the case in question.

Privacy & Wwft

Buyer -in the context of this sale- expressly declares in advance:

- consent to the processing of its data in accordance with the Yield Real Estate Privacy Statement, as well as;
- provide its full and unconditional cooperation in all possible necessary investigations based on applicable laws and regulations, including at least the Wwft.

Contact