



+48 516042571 | e.kosinska@brown-co.pl



## Tenement House in the Old Town: Torun

**FOR SALE £250,000 / PLN 1,600,000**

- Located in the heart of the Old Town in close proximity to all main attractions
- 6 commercial and 10 flats
- Consistent investment means all necessary conservation works are up to date
- Ideal location for services, apartments or offices

**Usable Area: 936 m<sup>2</sup> (10,440 sq ft)**  
**(Gross Lettable Area 689 m<sup>2</sup>)**

## DESCRIPTION

The property for sale is a Tenement House in the heart of Torun Old Town. The property consists of the main building and annex. There are 6 offices and 10 flats in the property. The current monthly income of the property in the current rental structure is PLN 8.000.

The property has 1 land register in the Court in Torun KW NO T01T/00001502/6 (not separate land register for each of the flats).

The property has gothic elements on the front elevation, staircase and in some offices. All necessary conservation and renovation works have been done regularly on the building.

## LOCATION

The property is located at Piekary 11 Street, 350 metres from the main Old Market in Torun, The neighbouring properties are the Lithuanian embassy, lawyers' offices, the notaries and swear translator's office.

## MEDIA

The property is connected with all services: electricity, gas, sewage and water. All flats and offices have individual bathrooms and toilets. All offices have gas heating with new ovens. 3 flats have gas heating, 2 flats have electric heating and the remaining flats have coal ovens.

## Tenement House Description

Usable area: 589,44 m<sup>2</sup>

3 commercial locals after thorough renovation, gas heating, new windows.

10 flats:

- 1 protected tenants,
- 1 tenant with eviction notice waiting for the flat from the council – to be delivered in May 2018
- Other normal rental agreements for unlimited period with 3 months' notice.

All flats have bathrooms.

There are coal ovens in 5 flats and electric heating in 2 flats.

Basements available for tenants.

## Annex

Usable area: 346,49m<sup>2</sup>

1 renovated office in the Gothic style

1 commercial

2x flats with rental agreements for unlimited period with 3 months' notice.

Big basement with gothic elements which could be easily adapted for service establishment (club, café).

## RENOVATION WORKS PERFORMED ON THE PROPERTY

Current owner have performed a set of significant renovation and conservation works which can be proved by appropriate documents and invoices.

There has been done an inventory of all of the flats and offices including basements. The documents will be disclosed to the potential buyers.

The following works have been done:

Front building elevation– 2004,

Renovation of the staircase in the Tenement House - 2010

Renovation of the staircase in the Annexe – 2013

Renovation of the roof and roof tiles - 2013

Foundations insulation in the annexe – 2014

Basement skylights cover – 2014

Renovation of the annex - 2015

**Ewelina Kosińska**

+48 516 042 571

[e.kosinska@brown-co.pl](mailto:e.kosinska@brown-co.pl)

## Rental Schedule

NO	AREA	FLOOR	TYPE OF PROPERTY	OCCUPANCY	STANDARD
1.	38,64	Ground	COMMERCIAL;	RENTAL AGREEMENT	VERY GOOD
2.	39,66	Ground	COMMERCIAL	RENTAL AGREEMENT	VERY GOOD
3.	43,06	1st	FLAT	RENTAL AGREEMENT	TO RENOVATE
4.	47,61	1st	COMMERCIAL	RENTAL AGREEMENT	VERY GOOD
5.	50,20	2nd	FLAT	EMPTY	TO RENOVATE
6.	43,24	2nd	FLAT	RENTAL AGREEMENT	GOOD
7.	37,54	3rd	FLAT	EVICITION NOTICE	TO RENOVATE
8.	51,11	3rd	FLAT	EMPTY	TO RENOVATE
9.	33,85	4th	FLAT	PROTECTED TENANT	TO RENOVATE
10.	36,89	4th	FLAT	EMPTY	TO RENOVATE
11.	20,8	4th	FLAT	PROTECTED TENANT	TO RENOVATE
12.	44,28	Annex ground	COMMERCIAL	RENTAL AGREEMENT	VERY GOOD
13.	51,85	Annex 1st	COMMERCIAL	RENTAL AGREEMENT	VERY GOOD
14.	52,80	Annex 2nd	FLAT	RENTAL AGREEMENT	TO RENOVATE
15.	49,22	Annex 3rd	FLAT	RENTAL AGREEMENT	GOOD
16.	46,90	Annex basement	COMMERCIAL	RENTAL AGREEMENT	GOOD







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