

Location: In the historic centre of Bad Ischl, just a few minutes walk distance from the post office, train station, bus stop, church, municipal offices. It is in a good shopping location.

Style: Old style building which is internally light. The property has a covered entrance area with wide double door entrance and spacious shop windows to 2 sides.

Standard: Excellent technical standard, high-quality workmanship

Heating, hot water: Individually metered gas central and water heating. Heating is an underfloor system.

Waste Removal: Centrally located waste area.

Sanitation: Toilet with washhand basin. Tiled and ventilated

Floors: Ceramic tiled floor in the entrance area. Carpet to the rear of the sales area and carpet in the office/storeroom

Electrical installation: Electric sockets and light output connections (without light fittings) throughout the premises

Advertising: External advertising space with lighting.

Deposit: 3 months gross rental - deposit or bank guarantee.

Floor space: about 117 sq m

Monthly net rent: on request

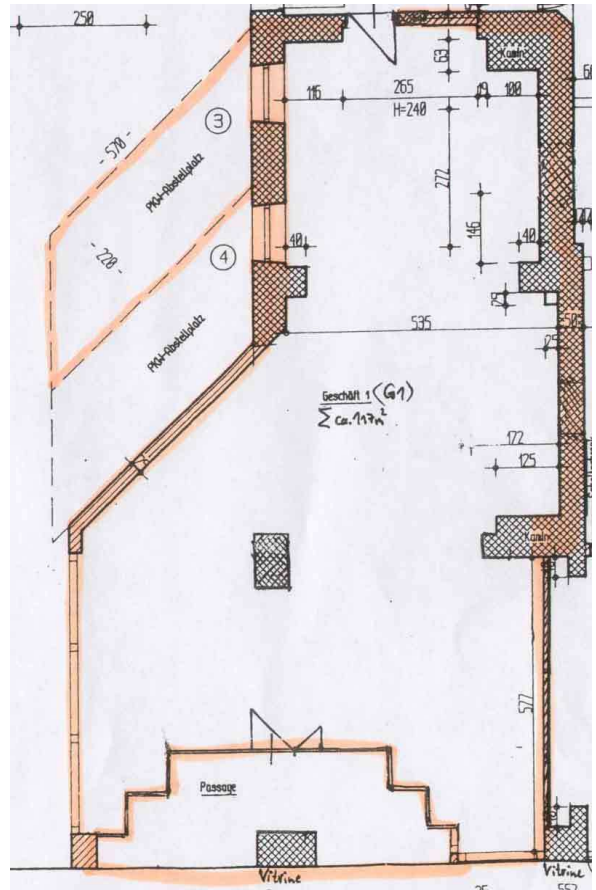
Monthly maintenance

**costs incl. heating € 240.- + 20% VAT
costs:**

The landlord of this property has not yet provided an Energy Report, as required under the regulations which became effective on 01.01.09. In the absence of this, these details are presented under the presumption that the overall energy efficiency of the property is in line with reasonably expected levels given the age and style of the property. Delta Immobilien make no claim or guarantee as to the energy efficiency of the property.

All details provided are correct to the best of our knowledge. No responsibility is taken for the accuracy of the information. In the event of renting this property we will charge, as commission, an amount equivalent to 2 gross monthly rents plus 20 % VAT. All costs, charges and information relating to the letting will be confirmed in writing. Jurisdiction is Bad Ischl, Austria.





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DELTA IMMOBILIEN GmbH



Kreuzplatz 15, A 4820 Bad Ischl

www.deltaimmo.com
info@deltaimmo.com
www.euroburolimited.co.uk

Tel.: + 43 6132 26868 0
Mobil: + 43 664 3955133
Fax: + 43 6132 26868 10

FN: 248970 h
ATU 61134123

Mitglied des **R** immobilienring.at