

# BROCKESWALDER TOR

PRIVATE SALE · NO AGENT FEES

Fully let  
residential and commercial  
property on a 1,833 m<sup>2</sup> plot  
with development potential

Brockeswalder Chaussee 19 · 27474 Cuxhaven · Germany

PURCHASE PRICE

**€780,000**

Private sale – no agent

ANNUAL NET RENT

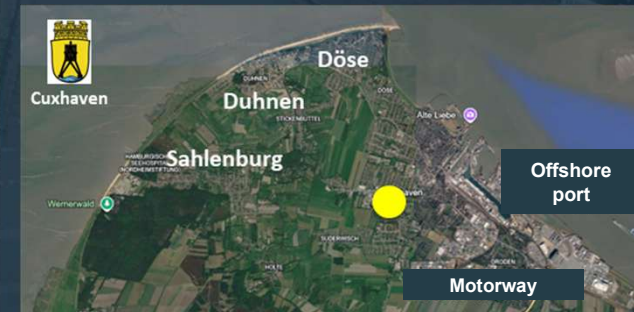
**€39,000**

Optional 24-month guarantee

GROSS YIELD

**5.00%**

Based on annual net rent



# The property at a glance

Fully let property, central location and development potential

## Income today. Development tomorrow.

This 1,833 m<sup>2</sup> corner plot combines a fully let property with a prominent location on Brockeswalder Chaussee and an interesting planning framework.

**Future options are expressly presented as opportunities for assessment and development – not as assurances of planning approval.**

### 01

#### Cash flow from handover

Ongoing rental income; no development required.

### 02

#### Central corner location

Visibility, accessibility and two access points.

### 03

#### Options for tomorrow

Retain, repurpose or develop at a later date.

#### KEY FACTS

|                         |                                                                                       |
|-------------------------|---------------------------------------------------------------------------------------|
| Property                | Two-unit residential building, two halls and paved outdoor areas                      |
| Occupancy               | Fully let · 2 residential and 3 commercial tenants                                    |
| Current annual net rent | €37,800 per year                                                                      |
| Minimum annual net rent | €39,000 per year · optional 24-month guarantee                                        |
| Purchase price          | €780,000 · 20.0× minimum annual net rent                                              |
| Planning framework      | Local plan No. 49 · GE(e) · GRZ 0.8 · GFZ 2.0 · three full storeys · max. height 12 m |
| Agent fees              | Private sale with no agent fees                                                       |

# Property overview

Fully let property combining several uses.



Two-unit residential building on Brockeswalder Chaussee

## EXISTING BUILDINGS AND USES

House: ground floor      Approx. 100 m<sup>2</sup> · let

House: upper floor      Approx. 80 m<sup>2</sup> · let

Hall 1      Approx. 170 m<sup>2</sup> footprint · two storeys

Hall 2      Approx. 150 m<sup>2</sup> · built in 2015

Outdoor areas      Paved yard, parking and storage areas

Tenant mix      2 residential · 3 commercial tenants

Termination      Statutory notice periods, as stated by the seller

The original house dates from around 1904, with later extensions and alterations. The existing layout allows continued letting and phased development.

### LAND

**1,833 m<sup>2</sup>**

Two cadastral parcels

### TENANTS

**5**

2 residential · 3 commercial

### CURRENT ANNUAL NET RENT

**€37,800**

€3,000 per month

### ANNUAL NET RENT FROM SALE

**€39,000**

€3,250 per month (optional 24-month guarantee)

# The property in pictures

Residential building, halls and extensive outdoor areas.



Hall 1 · approx. 170 m<sup>2</sup> footprint



Hall 2 · approx. 150 m<sup>2</sup>



Outdoor area · corner location on Am Querkamp



Aerial view · plot fronting two roads

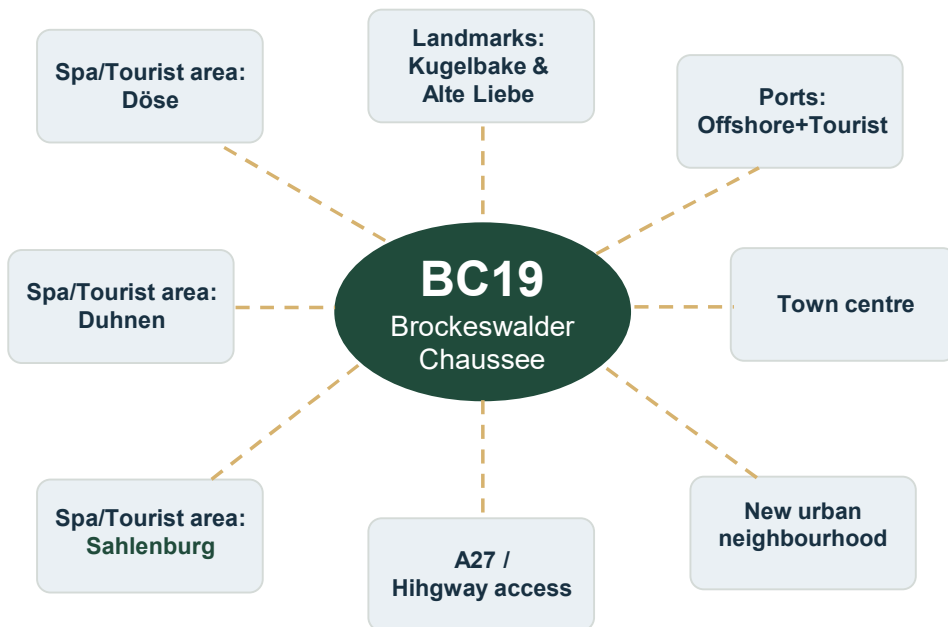


Street view · residential building

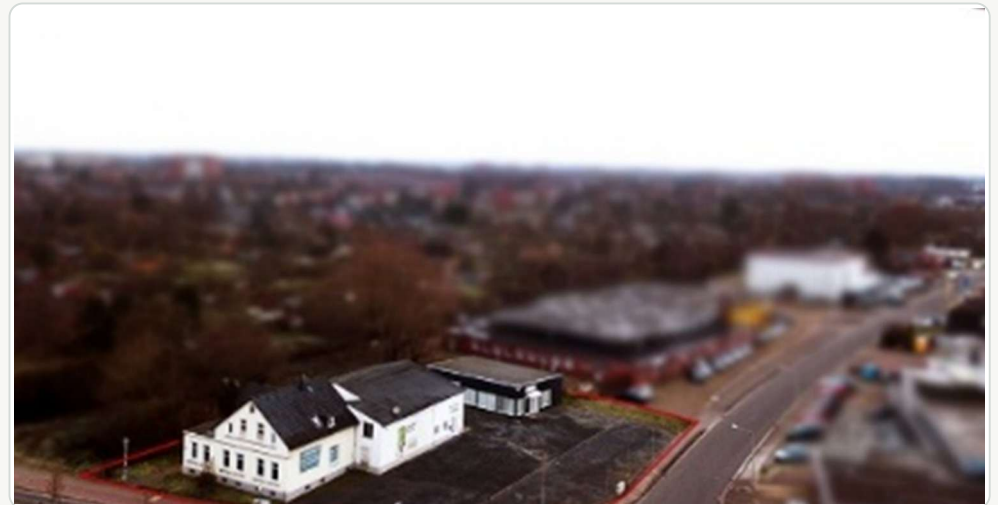
# Central location in Cuxhaven

Direct links to the town centre, port, seaside resort districts and growing residential neighbourhoods.

## SCHEMATIC LOCATION OVERVIEW



Schematic illustration · not to scale



## Location advantages

- Major access route and thoroughfare in the western part of the town
- Local shops, public transport, services and residential areas in the immediate vicinity
- Short distances to the town centre, port and seaside resort districts of Döse, Duhnen and Sahlenburg

# Immediate surroundings, visibility and access

Corner plot at Brockeswalder Chaussee / Am Querkamp.



## IMMEDIATE SURROUNDINGS

- Distinctive corner position with strong visibility
- Access from Brockeswalder Chaussee and Am Querkamp
- Paved yard and outdoor areas
- Immediate surroundings include local amenities, housing and businesses
- Suitable for occupiers needing service facilities, customer access and parking
- The existing property can continue generating income while future plans are prepared

# Land details and supporting documents

Cadastral parcels, land register and current documentation.



ALKIS cadastral extract · December 2023

LAND

|                    |                                             |
|--------------------|---------------------------------------------|
| Address            | Brockeswalder Chaussee 19<br>27472 Cuxhaven |
| Cadastral district | Süder- und Westerwisch                      |
| Cadastral section  | 3                                           |
| Parcel 59/9        | 547 m²                                      |
| Parcel 63/1        | 1,286 m²                                    |
| Total              | 1,833 m²                                    |
| Land register      | Folio 831                                   |

DOCUMENTATION STATUS

PUBLIC-LAW BUILDING OBLIGATIONS

A search dated 20 March 2024 for parcel 63/1 shows no registered public-law building obligations.

LAND REGISTER

An official certified land register extract dated 7 September 2026 is available. According to this extract, no subsisting rights are registered in Section II. Any existing land charge will be dealt with under the notarised sale agreement.

BUILDING RECORDS

Copies of historic and more recent building records are available.

PLANNING FRAMEWORK

Local development plan No. 49 "Querkamp", 1st amendment, is available.

TENANCY DOCUMENTS

Schedule and supporting documents available to qualified prospective buyers.

# Rent, purchase price and investment metrics

Clear pricing based on ongoing income and a 24-month minimum rental guarantee.

## CURRENT ANNUAL NET RENT

**€37,800**

€3,150 / month

## MIN. ANNUAL NET RENT

**€39,000**

€3,250 / month · additional tenant

## GUARANTEE

**24 months**

From transfer of economic ownership

## PURCHASE PRICE

**€780,000**

Asking price

## PURCHASE PRICE CALCULATION

**€780,000** ÷ **€39,000** = **MULTIPLE 20.0×**

Purchase price

Annual net rent: optional 24-month guarantee

Gross initial yield on annual net rent

**5.00%**

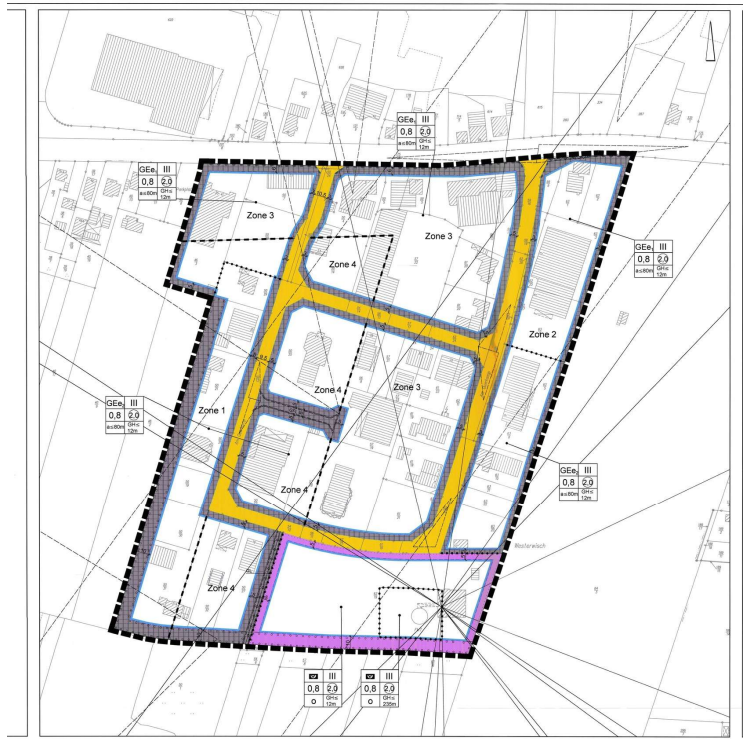
## TENANCY STATUS

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Fully let         | 2 residential + 3 commercial tenancies                                           |
| Notice periods    | Statutory, as stated by the seller                                               |
| Rental guarantee  | Details and compensation mechanism to be set out in the notarised sale agreement |
| Buyer's agent fee | 0%                                                                               |

Note: The stated yield is a gross figure based on rent excluding operating costs. Acquisition costs, non-recoverable costs, maintenance, financing and taxes are not included.

# Planning framework

Local development plan No. 49 “Querkamp”, 1st amendment.



Available plan extract · April 2006

## KEY PARAMETERS FROM THE AVAILABLE EXTRACT

**ZONING** **GE(e)** Restricted commercial zone

**SITE COVERAGE RATIO (GRZ)** **0.8** Calculated maximum footprint: approx. 1,466 m<sup>2</sup>

**FLOOR AREA RATIO (GFZ)** **2.0** Calculated maximum floor area: approx. 3,666 m<sup>2</sup>

**STOREYS** **III** Three full storeys

**BUILDING HEIGHT** **12 m** Maximum height according to the plan extract

**Verbal information** A set-back top floor within the height limit was described as an option for assessment in principle. Written, project-specific confirmation remains outstanding.

# Indicative floor area potential

Indicative calculation based on plot area, site coverage (GRZ) and floor area ratio (GFZ) – not a building approval.

## CALCULATED UPPER LIMITS

**Plot area** **1,833 m<sup>2</sup>**

Calculation basis

**Buildable footprint** **1,466 m<sup>2</sup>**

$1,833 \times \text{site coverage ratio (GRZ) } 0.8$

**Floor area based on GFZ** **3,666 m<sup>2</sup>**

$1,833 \times \text{floor area ratio (GFZ) } 2.0$

**Usable area range** **2,750–3,116 m<sup>2</sup>**

75–85% model assumption

**Realistic calculation estimate** **Approx. 2,933 m<sup>2</sup>**

80% model assumption

## ILLUSTRATIVE FLOOR AREA ALLOCATION

**Set-back** **Approx. 466 m<sup>2</sup>**

**2nd floor** **Approx. 900 m<sup>2</sup>**

**1st floor** **Approx. 1,100 m<sup>2</sup>**

**Ground floor** **Approx. 1,200 m<sup>2</sup>**

**Total in the calculation model: 3,666 m<sup>2</sup>**

This allocation is an illustrative model only. Whether and how a set-back top floor counts towards the floor area ratio must be clarified for the specific project.

Setback requirements, building envelopes, parking, site access and utilities, fire safety, structure, building services and the specific use may reduce the area that can actually be developed.

## Nearby development: Quartier Südlich Westerwischstrom

A new urban neighbourhood as a potential source of additional demand in the immediate vicinity.

### NEW RESIDENTIAL AREA IN THE IMMEDIATE VICINITY



### NEW URBAN NEIGHBOURHOOD

Images from the official winning design in the City of Cuxhaven's competition

### DEVELOPMENT INITIATIVE

#### DEVELOPMENT AREA

**Approx. 121,000 m<sup>2</sup>**

According to the city's publication

#### STATUS

**Design competition**

Further statutory planning announced

### Planned neighbourhood components

- Various forms of housing and apartment buildings
- Green spaces, mobility and sustainability measures
- Additional local demand for shops, amenities and services

### Implications for BC19

The development may generate additional demand for healthcare, services, local shops and other neighbourhood amenities. This is a market assumption, not a commitment by the municipality.

Source: City of Cuxhaven · "Quartier Südlich Westerwischstrom" competition

# Use and development options

Several options remain open – each subject to assessment by the authorities and financial appraisal.

## 01 Retain the existing property

Maintain the tenancies, optimise the rental structure and benefit from ongoing cash flow.

## 02 Owner occupation / business

Office, storage, showroom, service or trade use with outdoor space.

## 03 Healthcare / local amenities

Medical practice, physiotherapy, pharmacy, medical supplies shop or complementary local amenities.

## 04 Services / training

Appointment-based uses, consultancy, training and offices at a prominent address.

## 05 Infill development

Partial redevelopment or new construction within the applicable planning framework and approvals.

## 06 Residential-related uses

Assisted living or apartments only following a separate assessment of permissibility under planning law.

All use scenarios are non-binding examples. They do not replace a preliminary planning enquiry, an approval or a financial feasibility assessment.

# Non-binding concept study

Example of a possible healthcare and residential scheme – not approved.



This visualisation illustrates a possible development direction only. Use, areas, architecture, parking, access, utilities and eligibility for approval still require full assessment. AI-generated design authorised by the seller for illustrative purposes.

## ILLUSTRATIVE MIX OF USES

### Ground Healthcare & local amenities

Physiotherapy · pharmacy · medical specialist · medical supplies · health & beauty store

### 1st Assisted living

Small units and services – permissibility must be assessed separately

### 2nd Private apartments

One- to two-room units – only where permitted under planning law

### Set-back Penthouse apartments

Set-back units and terraces – subject to eligibility for approval

# Documents and sales process

A transparent process with existing tenancies remaining in place.

## AVAILABLE DOCUMENTS

- Land and cadastral parcel details
- ALKIS cadastral extract, December 2023
- Local development plan No. 49 “Querkamp”, including the available written provisions
- Copies of historic and more recent building records
- Property photographs and description of existing buildings
- Tenancy schedule and supporting documents for qualified prospective buyers
- Public-law building obligations search for parcel 63/1 dated 20 March 2024

## SALES PROCESS

- 1 Initial enquiry** Exchange initial information and discuss the buyer's interest.
- 2 Viewing** By prior appointment, with due consideration for the tenants.
- 3 Document review** Further information for qualified prospective buyers.
- 4 Price discussion** Agree details of terms, handover and the rental guarantee.
- 5 Notarised contract** Legally binding terms are set out exclusively in the notarised sale agreement.

Viewings by appointment only. Please do not approach the tenants directly.

# BROCKESWALDER TOR

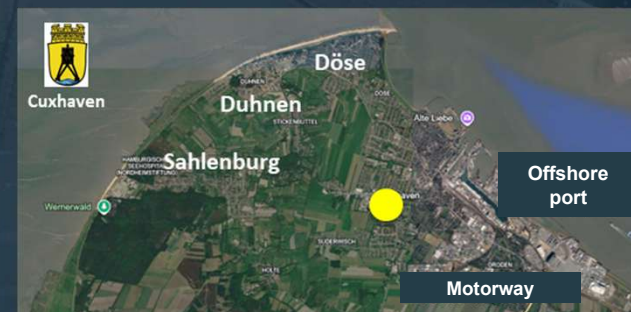
PRIVATE SALE · NO AGENT FEES

PURCHASE PRICE

€780,000

Annual net rent: €39,000 | No agent

Brockeswalder Chaussee 19 · 27474 Cuxhaven · Germany



## Request documents – arrange a viewing

**Seller** Bodo Mayerhof

**Phone** +49 176 3075 3862

**Property** Brockeswalder Chaussee 19 · 27474 Cuxhaven · Germany

## LEGAL NOTICE

This brochure is provided for non-binding information only. All details are based on available documents and information supplied by the seller. Subject to errors, prior sale and changes. Development scenarios and visualisations do not constitute assurances of planning approval. Only the notarised sale agreement is legally binding.