



CH-3011 Bern, Gerechtigkeitsgasse 21

Beautiful retail space in award-winning old town house Bern

CHF 2,220.-/month + ch.



wymobilien.ch
Marcel Wyss

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Description

FOR RENT from 1 March 2027 (or by arrangement)

Beautiful retail space in award-winning old town house in Bern

We rent a charming shop in the best location in the old town of Bern, in a **2022 completely renovated**, award-winning old town house. The building was awarded the **Dr. Jost Hartmann Prize** for the **excellent preservation of the building structure**.

The offer at a glance

- **33 m² of sales space**
- **Small storage in the basement**
- **Space for exhibitions under the pergola**
- **Total renovation in 2022**
- **Long-term rental contract possible or desired**

Rental conditions

- **Net rent:** CHF 2,200.-
- **Additional charges flat-rate:** CHF 90.-

Take advantage of this attractive opportunity for your business concept in a unique historical setting.

Sex trade excluded.




We look forward to your inquiry with full details:

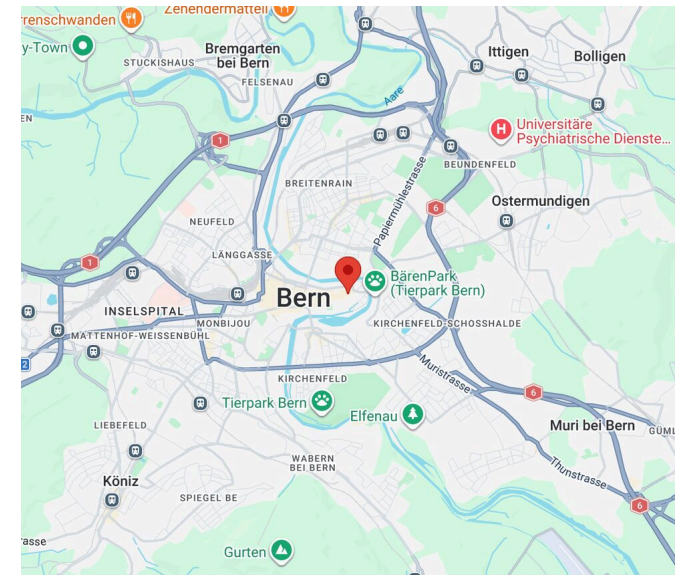
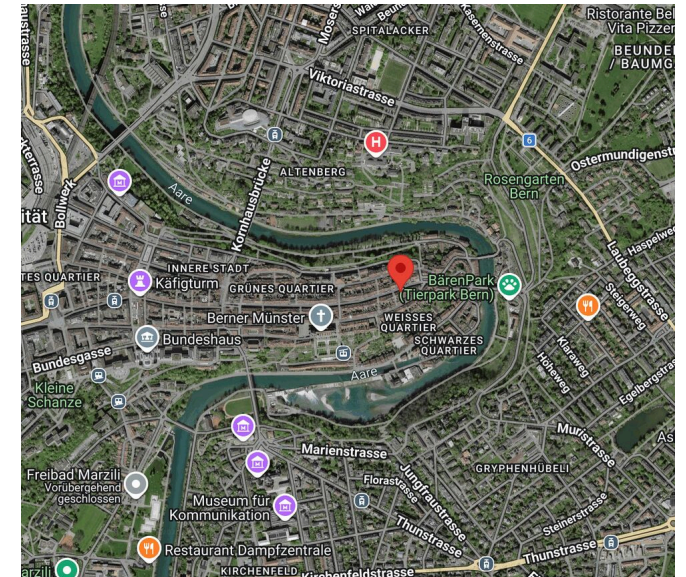
name, first name, address, phone number, email and business idea.

Your inquiry will be forwarded directly to the ownership.

Wymobilien, Marcel Wyss, Kirchberg + Langnau

Location plan

			
Station	1.41 km	15 min.	12 min.
Public transports	98 m	1 min.	-
Stores	29 m	-	-
Restaurants	18 m	1 min.	-



Characteristics

Availability **01.03.2027**

Type **Trade**

Reference **LadenlokalBern**

Latest renovations **2022**

Condition of the property **Very good**

Net surface **~ 33 m²**

Parking places **Not available**

Object Price **CHF 2,220.-/month + ch.**

Charges **CHF 90.-/month (Fixed rate)**

Conveniences

Neighbourhood

- > City centre
- > Shops/Stores
- > Shopping street
- > Bank
- > Post office
- > Restaurant(s)
- > Pharmacy
- > Railway station
- > Bus station
- > Bus stop
- > Tram stop

- > Sports centre
- > Public swimming pool
- > Tennis centre
- > Indoor swimming pool
- > Bike trail
- > Museum
- > Theatre
- > Concert hall
- > Hospital / Clinic
- > Doctor
- > Medical home

Inside conveniences

- > Without elevator

Exterior view



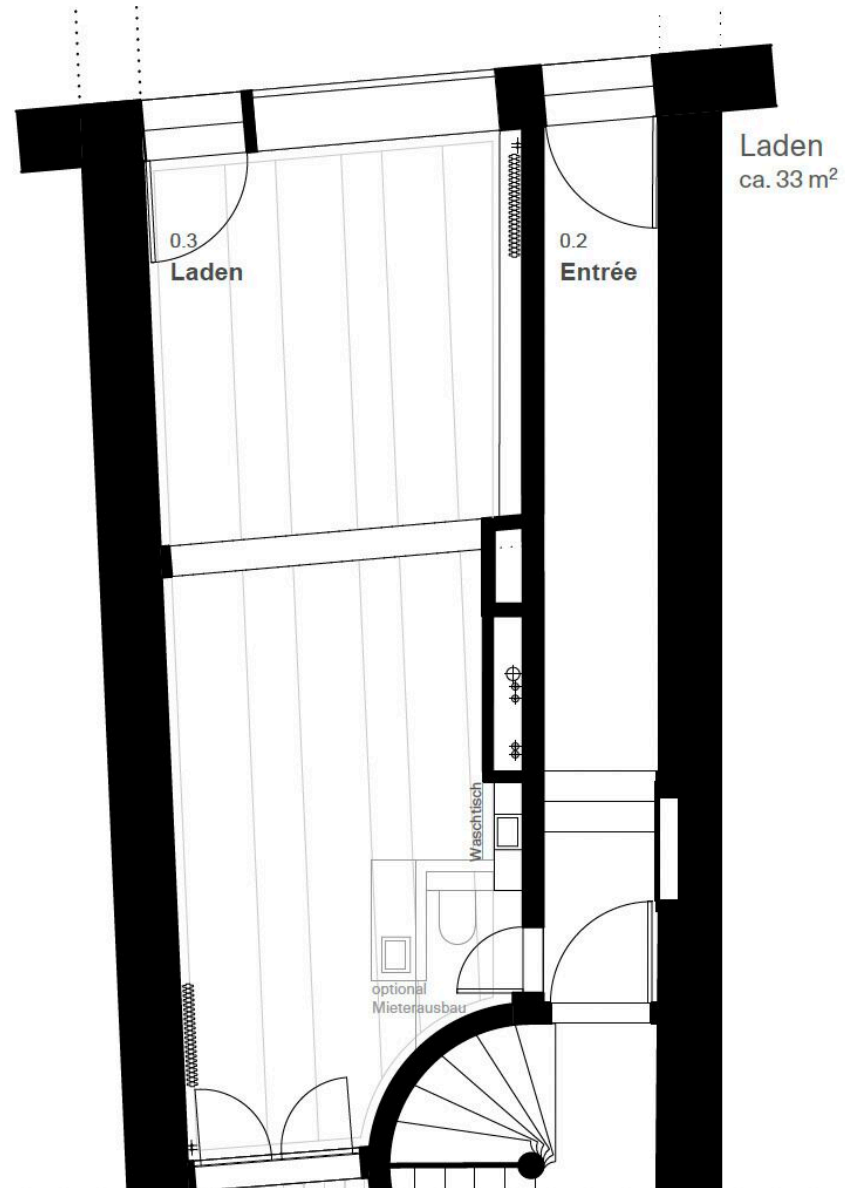
Laden Aussenplatz

Interior view



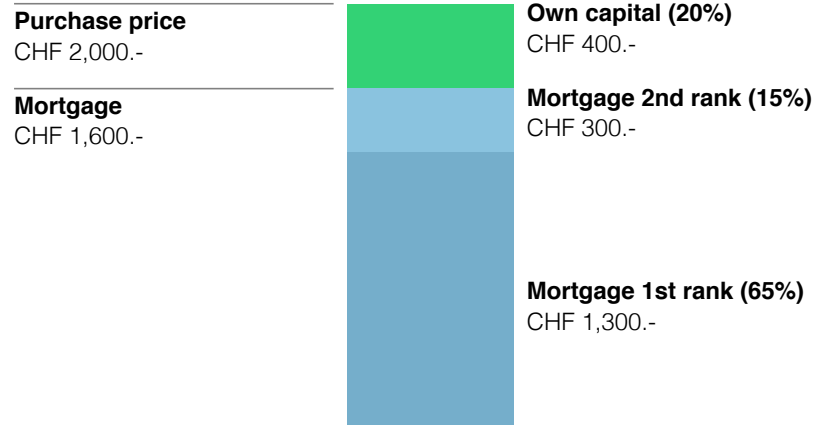
Innenaufnahme

Plan



Financial simulation

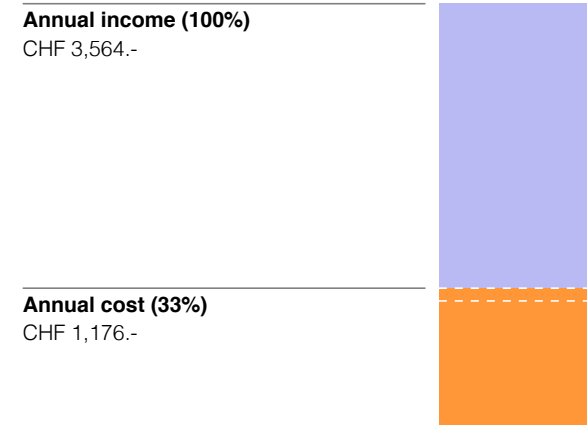
Financing



Price

Price of object		CHF 2,000.-
Acquisition costs	0.80 %	CHF 16.-
Transfer costs	1.80 %	CHF 36.-
Expenses of creation of mortgage file	0.50 %	CHF 8.-
Total acquisition		CHF 2,060.-

Financing



Annual Costs

Mortgage interest 1st rank	1.50 %	CHF 20.-
Mortgage interest 2nd rank	1.80 %	CHF 5.-
Mortgage interest		CHF 25.-
Amortization mortgage 1st rank	1 %	CHF 13.-
Amortization mortgage 2nd rank	1 %	CHF 3.-
Total mortgage amortization		CHF 16.-
Running/maintenance costs		CHF 1,080.-
Total charges		CHF 1,080.-
Total per year		CHF 1,121.-
Total per month		CHF 93.-

Contact

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Notes
