

# Lot 23

03149 Forst Ot Briesnig,  
WALWEG 6, Germany

**GUIDE PRICE: £45,000**



**STARTING BID**

**FINAL BID**

**NOTES**

## **COMMERCIAL DWELLING ON SITE OF APPROX. 4.45 ACRES WITH VARIOUS POTENTIAL**

This spacious U shaped building is set in large grounds surrounded by pine forest. The building occupies approx. 8235 sf within a plot of 4.45 acres. The building was previously used as accommodation for the disabled and offers potential for a variety of uses. We understand that a variety of tenants have expressed an interest including the red cross. The property is being sold in good order throughout and with vacant possession.

### **LOCATION**

The property is in a quiet and peaceful location 135 km south east of Berlin. Cottbus with a population of approximately 100,000 is 29km away, close to the border with Poland.

### **ACCOMMODATION**

12 ground floor accommodation units. 2 x two bedroom, 6 x four bedrooms, 4 x six bedrooms. In addition there is a dining room, club room, office, kitchen, food preparation room, washing up area, store and staff toilet.

### **TENURE**

Freehold.

### **VENDORS SOLICITORS**

Spencer C. Baker  
Barrett & Co, 6 The Business Centre, Westbrook Street,  
Blewbury, Didcot, Oxfordshire OX11 9QA 01235 851220

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■