

02.01.2024

**Non-residential building with a total area of 1382.1 sq.m (room indexes 1-41 and I-XXVI)**

**Type of property:** separate property

Lviv city, 9, T. Shevchenka Ave.



**General characteristics**

**Description:** the privatization object is a **three-story non-residential building with a total area of 1382.1 sq.m.** The building is an administrative building built in 1888, it is an object of architecture and urban planning, an architectural monument of local significance, security No. 5698-Lv (order of the Ministry of Culture and Information Policy of Ukraine dated January 18, 2021 No. 14).

**The specified building is not included in the List of cultural heritage monuments not subject to privatization,** approved by the Law of Ukraine dated September 23, 2008 No. 574-VI "On the list of cultural heritage monuments not subject to privatization" (as amended).

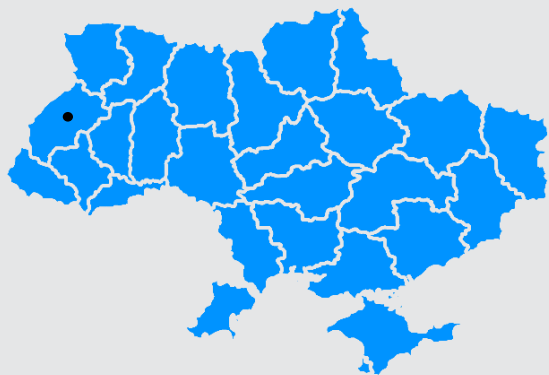
**Information about the object (real estate) located at the address: Lviv city, 9, T. Shevchenka Ave.:**

Name	Total area, sq. m	Registration number	Basis of ownership	Form of ownership and owner
Non-residential building with a total area of 1382.1 sq.m (room indexes 1-41 and I-XXVI)	1,382.1	30493546101	Extract from the State Register of Rights to Real Estate on registration of ownership rights dated January 16, 2023, extract index number 320283190	State, Ministry of Education and Science of Ukraine (USREOU code 38621185)

**Functional use:** 1220 Office buildings.

**Information about the land plot located at the address: Lviv city, 9, T. Shevchenka Ave.:**

Name	Land area (ha)	Cadastral number	Purpose of the land plot	Form of ownership, grounds for the right to use the land plot, information on encumbrances
Land plot	0.0623	4610136600:06:004:0006	Maintenance of educational institution buildings	State act on the right of permanent use of land plot, series YaYa No. 179643 dated December 28, 2010 (user - former balance holder of the property - University of Banking of the National Bank of Ukraine. Based on the acceptance and transfer certificate of real estate, approved by order of the Ministry of Education and Science of Ukraine dated September 23, 2022 No. 853, the real estate property was transferred to the balance of the State Scientific Institution "Institute for Modernization of the Content of Education" (USREOU code 39736985).



**Total land area**  
0.0623 ha

**Total area of buildings:**  
1,382.1 sq. m



## List of property leased as of December 01, 2023:

Tenant	Name of the leased object	Leased area (sq.m.)	Purpose of the lease	Details of the lease agreement and its term	Rent, UAH/month
"IQ Holding" LLC (USREOU code 36767518)	Non-residential building with a total area of 1382.1 sq.m (room indexes 1-41 and I-XXVI)	1382.1	1334.8 sq.m – placement of a research institution (indexes 1-14, 16-28, 30-32.34, 36-40, 29, 33, 35, 41, I-XXVI); 47.3 sq.m – placement of a cafe that does not sell excisable goods (index 15)	Lease agreement dated February 14, 2018, notarized, registration No. 492 (as amended). Valid until 13.02.2028*	58,812.38 (taking into account the resolution of the Cabinet of Ministers of Ukraine dated 27.05.22 No. 634)

\* In accordance with clause 10.6 of the Lease Agreement for Real Estate State Property dated 14.02.2018 (as amended), the reorganization of the Lessor or the transfer of ownership of the leased property to third parties is not a basis for changing or terminating this Agreement, and it remains in force for the new owner of leased property (its legal successors).

In accordance with the requirements of paragraph 4 of Article 18 of the Law of Ukraine "On the Privatization of State and Communal Property", the lease agreement remains in force for the new owner of the privatized property, and if the buyer of the leased state property is the tenant, the corresponding agreement is terminated from the day, according to which the leased object becomes his property.

In accordance with the requirements of paragraph 8 of Article 20 of the Law of Ukraine "On the lease of state and municipal property", if the owner of the leased property changes, the rights and obligations under the lease agreement are transferred to the new owner, unless otherwise provided by the agreement.

### Privatization conditions:

The buyer of the privatization object is obliged to:

- no later than one month from the date of transfer of ownership of the privatization object to conclude a protection agreement for a cultural heritage monument with the relevant body for the protection of cultural heritage (clause 2 of the Procedure for concluding protection agreements for a cultural heritage monuments, approved by the resolution of the Cabinet of Ministers of Ukraine No. 1768 dated December 28, 2001;
- coordinate with the relevant body for the protection of cultural heritage the further transfer of ownership, use or management of a cultural heritage monument (Article 23 of the Law of Ukraine "On the Protection of Cultural Heritage").

### Time and place of the object inspection:

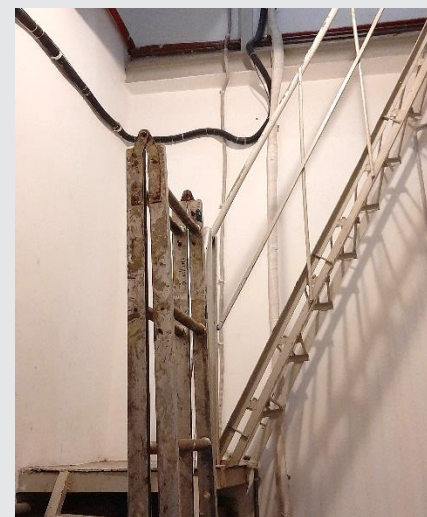
- on weekdays **from 8.00 to 17.00**
- on Friday **from 8.00 to 15.45**

at the object location.

**The contact person of the balance holder:** Yevhen Bazhenkov, Director of the state scientific institution "Institute for Modernization of the Content of Education", tel. +38 0679913031.

**Auction organizer:** Regional office of the State Property Fund of Ukraine in Lviv, Zakarpattia and Volyn Oblasts, address: 79005, Lviv city, 4 Copernika St., website address: <http://www.spfu.gov.ua>.

**Contact person:** Oksana S. Didyk, telephone for information: (+38032) 261-62-14, e-mail address: [okšana.didyk@spfu.gov.ua](mailto:okšana.didyk@spfu.gov.ua).



## Contacts

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Asset information: <http://surl.li/ovlwc>

