

Garrucha

Commercial / Local Comercial

€320,000

Ref: D041



2



240 m²



✓



1 min.



✓



✓



Consumption
C - 148kW

Emissions
C - 29kg

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property
CHOICE

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Paseo del Mediterráneo, 363

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Huércal-Overa Office
Ctra. Estación, 143

Property Purchase Expenses

Property price	€320,000 (£275,872)
Transfer tax 7%	€22,400 (£19,311)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,293)

Fees and Taxes

IBI property tax	€181.60 per annum
Refuse fees	€654.04 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,586)
Remainder of deposit to 10%	€29,000 (£25,001)
Final Payment of 90% on completion ...	€288,000 (£248,285)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

FANTASTIC BUSINESS OPPORTUNITY IN A PRIME LOCATION - PRICE TO SELL AT 320,000€ AND OPEN TO SENSIBLE OFFERS

This is a great opportunity to obtain this busy, up-and-running business including the ownership of the commercial unit and all the fixtures and fittings in a prime position within the bustling, all-year-round coastal town of Garrucha. Garrucha is also a popular coastal resort, attracting international tourism throughout the year thanks to its harbour and local fishing, as well as proximity to other coastal resorts such as Vera Playa and Mojacar.

The property is situated on the main street through Garrucha, meaning there is plenty of passing traffic and is generally well known with the locals, making it a popular spot for both locals and tourists alike. The property is actually distributed over two floors, the upper floor, accessed from ground level to the front, is the main bar and restaurant section of the property with a large dining area, the main bar, fully-equipped kitchen, disabled toilet as well as the important outside dining area. The lower floor includes the main toilets for both men and gentlemen, plus a vast storage area.

This is an amazing opportunity that has to be seen to get a true feel!

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible