

Veritas homes PROPERTY GROUP

Commercial
9 bedrooms
10 bathrooms
337 m²
436 m²
EPC Consumption: D
EPC Emissions: D

REF: VHCO 2680

Los Gallardos

€415,000

Great opportunity to purchase the freehold of a business premisses a bar and restaurant with an opening license and a 9 room hostal on the Paseo de Los Gallardos which is a service road off the N340a. The business is not a going concern as it has been discontinued by the current owners but the license to operate is still in place so the new owners would require is a change of name.

The freehold plot has an area of approximately 436 mts2 and a total built area on two levels of 337 mts2. The restaurant with its bar, seating area, kitchen, toilets and storeroom on the ground floor has 174 mts2 plus a large front terrace and the 9 room hostal on the upper level has 163 mts2.

The restaurant has a capacity for approx. 50 diners and boasts a central open fire, ideally for BBQ or could be used as feature fireplace. The Hostal has 4 double, 3 single and 1 triple en suites as well as a family suite that could sleep up to 4 guests.

A must-see property for those looking for a business opportunity or looking for a large property in the heart of Los Gallardos to further develop it as what one can do with it will depend on the imagination and ideas of the purchaser. Los Gallardos is 10 minutes' drive to Mojacar Playa and a short drive to the A7 E15 motorway.

Price: 415.000,00 Euros plus costs.
Other costs related to this purchase are:
29.050,00 € Stamp duty at 7%
1.245,00 € Approximate Notary Office fees
1.030,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
446.325,00 € Approx. total cost including tax and other costs*

*Legal fee payable by the purchasers are not included as the fee will depend on who they eventually contract to represent them. Please note that the exact tax amount may vary depending on the buyer's personal circumstances.

For more details or to book a viewing to visit the property please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail.

Approximate purchasing costs
Net price - €415,000
Purchase tax - €29,050
Land registry - approx. - €1,038
Notary fees - approx. - €1,245
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €38,500
Final Payment on completion - €373,500

Approximate running costs
Yearly council rates (IBI) - €463.80
Quarterly rubbish collection - €27.64

Please note that with the market liberalization the costs for utilities such as water, electricity, telephone, broadband, etc. will vary from supplier and these are normally based on usage. With regards to building and contents insurance, the cost of the policy will depend on several factors including the amount of cover needed. For those using the property as a second home or investment there is also an annual tax payable to the Spanish tax authorities and which is based on the fiscal value of the property.

For more information about the property including all the legal documentation as set out in the regional decree 218/05 of 11th October please visit our office or contact us by phone or e-mail. Property viewings are strictly by prior appointment only.

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