



Commercial

 62 m<sup>2</sup>

EPC Consumption: B

EPC Emissions: B

**REF: VHCO 2762**

## Mojacar Playa

**€200,000**

Business premises set up as an up-market phone shop with state of art fittings and machinery on the 1st floor of the Parque Comercial Mojácar, main commercial centre in Mojácar Playa and a built area of 61.62 mts<sup>2</sup>. The shop ceased to trade at the start of the COVID epidemic. The price includes all the expensive machinery, lights, fixtures, and fittings as well as stock.

Those interest just on the freehold, the price of the freehold striped off of all lights, fixtures, fittings, machinery and stock is 100.000 Euros plus purchasing costs.

The business premises can be entered by lift, stairs, or ramps. This extremely visible business premises is ready, and all the new owner needs to do to start trading is register as self-employed or as a company, apply for the relevant opening license and start trading. For more information please contact the office.

### Approximate purchasing costs

Net price - €200,000  
Purchase tax - €14,000  
Land registry - approx. - €500  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €17,000  
Final Payment on completion - €180,000

### Approximate running costs

Yearly council rates (IBI) - €269.78  
Quarterly rubbish collection - €47.38  
Monthly community fees - €95.00

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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