



Commercial
2 bathrooms
🏠 161 m²

Mojacar Playa

REF: VHCO 2857

Great opportunity to lease a fully equipped restaurant in the Parque Comercial Mojácar – the main commercial centre of Mojácar Playa! The "The Roof Terrace" is a fully equipped and fully functional restaurant with a seating capacity for 60 covers. There is no premium to pay for the customary goodwill of an operationally ready, licensed restaurant. The yearly rental is 14,400 euros plus taxes. Water and electricity consumption is not included in the lease. The successful applicant will be required to provide a security deposit equivalent to one year's rent payable upon signing of the lease which will be returned to the lessee at the end of the term. The yearly rent will be payable in advance. The leasing contract will be for a maximum of 5-year term only with no possibility of extension.

The property itself has a built area 56.56 m² plus a 104 m² of private terrace which has been enclosed. It has a large industrial kitchen, a bar area and 2 toilets. The serving area of the restaurant has a capacity for 60 covers. A great opportunity for someone who is looking to run a restaurant without having to pay huge amounts for the goodwill which is customarily charged for operationally ready and licensed commercial properties.

For more information or to book a viewing appointment please visit our office or contact us by phone or e-mail. Virtual viewing is also available.

Approximate purchasing costs

Net price - €1,200
IVA - 10% - €120
Land registry - approx. - €3
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Final Payment on completion - €-1,800

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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