

Mojacar

Commercial / Local Comercial

€1,050,000

Ref: D048



1,850 m²



230 m²



✓



1 min.



✓



✓



Consumption
E - 257kW

Emissions
E - 49kg

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Property Purchase Expenses

Property price	€1,050,000 (£905,205)
Transfer tax 7%	€73,500 (£63,364)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,293)

Fees and Taxes

IBI property tax	€387.69 per annum
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Standard form of payment

Reservation deposit	€3,000 (£2,586)
Remainder of deposit to 10%	€102,000 (£87,934)
Final Payment of 90% on completion	€945,000 (£814,685)

* 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

This spectacular commercial premises is located front line to Mojacar Playa with one of the best locations along the entire coastline.

Currently known as a well established Italian restaurant, the property has a unique blend of traditional features as well as all of the modern fittings required to make it a successful business.

With direct access from the main Mojacar coastal road, large sliding gates open into the parking and garden area.

There is disabled ramp access as well as a staircase that leads down to the restaurant entrance and to the large terrace.

Externally there are landscaped gardens, lighting and ample terrace space for tables and chairs.

Internally the property consists of 4 separate dining areas which is split into a large central room, 2 side rooms with doors which are ideal for private celebrations and then the large enclosed terrace dining room with glass curtains. The full front can be opened up for the summer months.

The commercial kitchen has been installed with all necessary equipment as well as a large pizza oven, all electrical goods and a walk in refrigerator and freezer.

The bar area is open to the main dining room and is fitted with ample storage units.

There are 2 public restrooms as well as a staff toilet.

The new promenade runs along the beach side of the restaurant which is ideal for footfall and a direct gate has been installed for passing members of the public.

The vendor has also advised that if preferred, there is an opportunity to re-convert to a residential villa.

An ideal opportunity to own your own business in the heart of the busy coastal and popular town of Mojacar Playa.

Contact us to arrange a viewing on 0034 950 615 388

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