

# Huercal-Overa

Commercial / Local Comercial

€145,000

Ref: D052



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136 m<sup>2</sup>



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✓



Consumption  
Applied for

Emissions  
Applied for

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Huércal-Overa Office  
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Mijas Costa Office  
C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€145,000 (£125,309)
Transfer tax 7% .....	€10,150 (£8,772)
Notary fees (approx) .....	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx) .....	€1,500 (£1,296)

## Fees and Taxes

IBI property tax .....	€280.00 per annum
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,593)
Remainder of deposit to 10% .....	€11,500 (£9,938)
Final Payment of 90% on completion ...	€130,500 (£112,778)

\* 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

A fantastic opportunity to acquire a commercial premises in a very sought after area of Huerca-Overa town.

Huerca-Overa has grown over the recent years and now has over 20,000 habitants making it a fantastic location to open a new business. Set on a corner plot, the shop is just across the road from several bars, the town's main bus station and along the road from 2 main supermarkets and restaurants.

Currently the property consists of 136m<sup>2</sup> which is used as an office, W/C, full size garage and 2 large rooms for storage or further offices or commercial spaces.

The property has connection to main water, electric and drainage and could be designed and segregated into almost any space required.

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