

# Olula del Rio

Commercial / Local Comercial

€68,000

Ref: D049



1



60 m<sup>2</sup>



✓



Consumption  
D - 172kW

Emissions  
C - 29kg



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property  
CHOICE

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## Property Purchase Expenses

Property price .....	€68,000 (£58,623)
Transfer tax 7% .....	€4,760 (£4,104)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,293)

## Fees and Taxes

IBI property tax .....	€203.05 per annum
Refuse fees .....	€177.96 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,586)
Remainder of deposit to 10% .....	€3,800 (£3,276)
Final Payment of 90% on completion ....	€61,200 (£52,761)

\* 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

An ideal opportunity to purchase a business and premises in the town of Olula del Rio.

The business was established in 1994 and offers English language classes to Spanish students. Pre pandemic, there were two separate rooms allowing two classes to operate, however due to the social distancing requirements, the central wall was temporarily removed to allow the classes to continue within the Junta de Andalucia guidelines.

The business is successful and normally operates 16.00 - 21.00 twice weekly, 16.00 to 20.00 twice weekly and 16.00 to 19.00 on Fridays, to date to coincide with the schools, they close July, August and September.

Everything is included as shown in the photographs.

Contact us today to arrange a viewing and continue with an established sought after business.

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