

# Vera

Commercial / Local Comercial

€95,900

Ref: D054



12 min.



Consumption  
Applied for

Emissions  
Applied for

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Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€95,900 (£81,314)
Transfer tax 7% .....	€6,713 (£5,692)
Notary fees (approx) .....	€750 (£636)
Land registry fees (approx) ...	€750 (£636)
Legal fees (approx) .....	€1,500 (£1,272)

## Fees and Taxes

Communal fees .....	€23.96 per month
Refuse fees .....	€288.00 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,544)
Remainder of deposit to 10% .....	€6,590 (£5,588)
Final Payment of 90% on completion ...	€86,310 (£73,182)

\* 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 is the opportunity to purchase an established business opportunity on a leasehold basis in the town of Vera.

Vera is a traditional Spanish town.

It offers so many amenities, including lots of individually run shops such as this one.

There is a large community within the town and the surrounding areas, so businesses thrive.

In addition, there is a large Saturday market, where stall holders show all their wares, again encouraging customers to the area.

The business offers a wide range of products, from souvenirs of the area to hand made jewellery items, homeware items, greeting cards etc.

Item's that are always needed and wanted.

The business is for sale for 95,900€ and incorporates the following: -

39,000€ Business

50,000€ Stock

6,000€ Fixtures and Fittings

900€ Established website

There is an existing 10 year lease in place, and we understand that the landlord is happy to extend this.

The current rent is 500€ pcm, which will increase to 600€ per month in May 2026 and then to 700€ in May 2030.

The vendor has indicated that if required, they are happy to do a transition period to get the new owner up to speed.

Interested in taking over an existing established successful business?

Call us on 0034 950 615 388.

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