

# Benijofar

Commercial / Local Comercial

€125,000

Ref: V20351



2



150 m<sup>2</sup>



139 m<sup>2</sup>



Consumption  
E

Emissions  
Applied for

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Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€125,000 (£104,835)
Transfer tax 10% .....	€12,500 (£10,484)
Notary fees (approx) .....	€750 (£629)
Land registry fees (approx) ...	€750 (£629)
Legal fees (approx) .....	€1,500 (£1,258)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,516)
Remainder of deposit to 10% .....	€9,500 (£7,967)
Final Payment of 90% on completion ...	€112,500 (£94,352)

\* 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

Business Type: Café / Restaurant / Bar / Empty Unit (Freehold)

This Freehold Unit in Benijofar is located in the heart of this truly popular and highly sought after traditional Spanish town, between Rojas and Ciudad Quesada. Situated just off the main road, overlooking a communal courtyard, with lots of parking and passing trade nearby too. This opportunity comprises of some 139m<sup>2</sup>, with the possibility of being a Cafe, Bar, Restaurant, or other, able to do at least 40 to 60 covers inside and at least a further 8 covers outside on the terrace. Benefitting from a small fitted bar, large open dining space, extremely spacious separate commercial kitchen, pass area, stock & storage room, two separate toilets, one of which has disabled access, and a drinks storeroom... In need of some slight work, hence the price. However this is a rare opportunity to be able to own your own space of this size in the heart of Benijofar right now... A Serious Opportunity with lots of potential!

Price: €132,500

Location: Costa Blanca South – Benijofar

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