

# Urbanizacion los Balcones

€75,000

Commercial / Local Comercial

Ref: V20354



3



258 m<sup>2</sup>



205 m<sup>2</sup>



Consumption  
E

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)



spanish  
property  
CHOICE

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€75,000 (£63,460)
Transfer tax 10% .....	€7,500 (£6,346)
Notary fees (approx) .....	€750 (£635)
Land registry fees (approx) ...	€750 (£635)
Legal fees (approx) .....	€1,500 (£1,269)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,538)
Remainder of deposit to 10% .....	€4,500 (£3,808)
Final Payment of 90% on completion ....	€67,500 (£57,114)

\* 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: Sports & Entertainment Bar (Leasehold)

Well Established Themed, Sports & Entertainment Bar, located in a prominent position in a fully established Commercial Centre in Dehesa de Campoamor, on The Orihuela Costa, close to Villamartin, Los Dolses & Lomas de Cabo Roig. Benefitting from ample parking and passing trade. Comprising inside of a quality design; fully fitted large bar; aprox 80 covers inside across bar stools, booths, tables, sofa's and high tables; a further 56 covers across the open terrace outside; additional 44 across the covered terrace with pool table & large screen Tv for Sports; three toilets, one for each gender and an additional one for disabled. Also benefiting from an internal staircase to the private first floor, where you have an office area; lots of storage; walk in fridge for barrel cooling and a dumbwaiter! Featuring high quality music system and speakers throughout, stage for entertaining and much much more&hellip; A superb opportunity and one not to be missed, with many other extras and info to be given for the right candidate! Don't be too late, to take over this self running and ready to go business!

Price: €75.000

Rent: €1.950

Location: Costa Blanca South – Orihuela Costa - Dehesa de Campoamor

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