

Local Commercial à vendre dans Javea, Alicante

475.000€



Successful family restaurant business, selling due to the retirement of the owners. Frequentated by many locals and expats on a daily basis. Close to arenal beach, with a large terrace. Sold as a freehold property. Offering, kitchen, bar, bathrooms, terrace, and restaurant dining area. Highly recommended. Alternatively, you can pay a 70,000 euros traspasa/transfer and rent for 1300 a month in rent. This is a guide to the complete and full costs of buying a €475,000 resale commercial property (bar) in Alicante, Spain.

WITHOUT mortgage: Purchase price €475,000 + Property Transfer Tax (ITP 10%) €47,500 + Notary fees approximately €1,500–€2,500 + Land Registry fees approximately €1,000–€1,500 + Lawyer / conveyancing fees approximately €4,000–€6,000 + Optional administration / gestoría / NIE costs approximately €500–€1,000 = total estimated purchase cost approximately €529,500–€533,500.

WITH commercial mortgage: Purchase price €475,000 + Property Transfer Tax (ITP 10%) €47,500 + Notary fees (purchase) approximately €1,500–€2,500 + Land Registry fees (purchase) approximately €1,000–€1,500 + Lawyer / conveyancing fees approximately €4,000–€6,000 + Optional administration / gestoría / NIE costs approximately €500–€1,000 + Mortgage valuation fee approximately €500–€800 + Mortgage notary & registry fees approximately €700–€1,500 + Bank arrangement / opening fee approximately €0–€2,000 = total estimated purchase cost approximately €531,700–€540,800.

Estimated cash required at completion with commercial mortgage: 50% LTV loan (typical conservative lending): approximate cash required €280,000–€288,000 65% LTV loan (upper range if bank offers higher): approximate cash required €194,000–€202,000

Disclaimer: This is for guide purposes only and does not constitute the final offer, which is dependent on an individual buyer's situation, and does not include any discounts or enhancements given.

-  0 chambres
- ☒ Near Schools
- ☒ Parking - Space
- ☒ Useable Build Space: 166 Msq.
- ☒ Key Ready
- ☒ Central Heating, Air Conditioning:
Yes

-  1 salle de bains
- ☒ Near Trees
- ☒ Patio
- ☒ Views: Villas
- ☒ Airport: 60 Minutes
- ☒ Furnished
- ☒ Kitchen: 15 Msq.

- ☒ Near Childrens Parks
- ☒ Number of Parking Spaces: 2
- ☒ Terrace: 40 Msq.
- ☒ WC: 1
- ☒ Beach: 1 Minutes
- ☒ Key Ready
- ☒ Near bus route