

# Commercial Property In Gran Canaria



Price: **349000 €**

Town: Mogan

Zone: Puerto Rico

Type: commercial property

Covered Area: 92 m<sup>2</sup>

No. bathrooms: 1

No. bedrooms: 0

## Property Descriptions

Our agency offers for sale a premises located on the beachfront of Puerto Rico.

It is located in an area of high tourist traffic surrounded by shops, bars, supermarkets, restaurants and just two steps from the beach.

The premises measure approximately 90 square meters and need renovation. Intended for commercial businesses such as a hairdresser, fashion store, bar, cafeteria or office. It does not have a terrace.

Depending on the type of business, the license must be requested at the town hall.

The interior is open-plan and divided into several rooms with plasterboard walls that can be easily dismantled. We also have a bathroom and an office.

Close to service areas such as bus stops, medical centers, restaurants, supermarkets, pharmacy, and next to the promenade.

**\*Visits to the property\*:** All those interested in viewing the property must present a valid identification document, such as DNI, NIE or passport, before the visit. In addition, they will be required to sign a visit sheet upon entering the property.

Additional information:

- The use of the property will always be subject to current legislation.
- Legal Information: The List Price (RRP) does not include taxes or closing costs,

which are legally the responsibility of the buyer and are estimated at an additional 8% to 10%. These costs include Property Transfer Tax (6.5% in general, subject to exceptions) for resale properties, or IGIC (7%) and Stamp Duty (1%) for new builds, as well as notary and land registry fees (approximately 0.3% - 0.8%) and document processing fees. The taxable base will be calculated on the highest value: the sale price, the appraisal, or the cadastral reference value. Financing costs (appraisal and bank fees) are the responsibility of the buyer, according to their chosen method, while real estate brokerage fees are included in the price and are paid by the seller. This transaction is subject to the seller's express acceptance, and full legal information is available to the consumer.

\*Property information is subject to errors and unintentional changes.





