

commercial premise for sale Lloret De Mar, Selva



Commercial Premises for Sale in Fenals, Lloret de Mar~~A unique opportunity for entrepreneurs and professionals!

Commercial premises located on one of the most commercial streets in the Fenals residential area, just a few minutes from the center of Lloret de Mar.~~Previously fitted out as a physiotherapy and beauty salon, this space is ideal both as a retail shop or as a professional office (architects, lawyers, consultants, etc.).~~The premises features:~~Large shop window and electric shutter, providing excellent visibility and convenience.~~Bathroom and a large terrace, ideal for expanding services or as a waiting area.~~Natural morning light, creating a pleasant environment for both clients and staff.~~Its strategic location, surrounded by shops and with easy access, makes it a perfect option for self-employed professionals looking for a space ready to start their business.~~Don't miss this opportunity to establish your business in an area with high foot traffic and visibility. We look forward to welcoming you for a viewing!~~In compliance with the information obligations set forth in Law 10/2025, of December 28, on customer service and transparency, as well as current sectoral regulations, it is stated that the price indicated does not include the expenses and taxes inherent to the acquisition, which are detailed below:~~

Property Transfer Tax (ITP): The current tax rate in the Autonomous Community of Catalonia will apply (Property Value up to €600,000 = 10% (7650€€), from €600,001 to €900,000 = 11%, from €900,001 to €1,500,000 = 12%, over €1,500,000 = 13%), without prejudice to the reduced rates of 5% and 7% applicable depending on the buyer's personal circumstances or the property's characteristics, or the reduced rates of 3% or 4% applicable, under legally established terms, for the acquisition of a primary residence located in municipalities with fewer than 5,000 inhabitants, provided that the requirements of current regulations are met. The tax is levied on the Cadastral Reference Value or the sale price, whichever is higher.~~ Notary Fees: Notary fees will be calculated according to the official tariff regulated in Annex I of Royal Decree 1426/1989, of November 17, which approves the Notary tariff.~~ Registry Expenses: Registration in the Property Registry will be invoiced according to the official tariff established in ANNEX I of Royal Decree 1427/1989, of November 17, which approves the tariff for Property Registrars.~~ Management Fees (Gestoría): Fees for administrative processing, tax settlement, and registration amount to 1.200] € (VAT included).~~ Seller's Agency Fees: Included in the retail price (PVP).~~ Buyer's Agency Fees: Please note that professional fees may be charged to the buyer in cases where real estate

personal shopper (PSI) services have been contracted. NOT LINKED TO THE PURCHASE PRICE.~~For exhaustive information on the operation, tax rates, and ITP bonuses in Catalonia, you can consult the official portal of the Catalan Tax Agency: (please use the form to respond)

property details

Spanishstate id: **6329125**
reference:: **7377-Local_Val..**
close to/ located: **Lloret De Mar**
region: **Selva**
property type: **commercial premise**
rooms: **not available**
property surface: **38 m2**
surface plot: **- m2**
price: **€ 75.500**

contact

real estate agent: **Kw Girona One**
name: **not available**
spreekt: **not available**
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