



Reference. R3658745

Commercial Premises

Price € 49,000

Málaga

Costa del Sol

Spain

Bedroom: 2

Bathroom: 1

UNIQUE OPPORTUNITY to purchase this well known news agencies in the heart of Huelin. The agency has been part of the community for 25 years with one family owner only. The owners are only selling as they are retiring.

The price includes the business premises which features 24 square metres, stationary and machinery. The premises features an exceptionally well kept main area to attend clients, a bathroom as well as small storage area. So if you are looking to purchase and run a local business with good return on investment, this is a fantastic opportunity.

Another option is to purchase the business premises only and convert it to another type of business use. Being in a high traffic location, there are endless opportunities.

If you are interested in the news agency business, here is a brief financial history and what income per annum you could expect:

Prior to purchasing the premises, the family was running a news agency for 4 years and renting the premises next door.

An opportunity was presented as this particular premises was up for sale in 1998 and due to its location and being surrounded by schools, the owners decided to purchase it.

Over time the the business grew its client base from locals in the area, school and businesses. The average income over

the from 2001 to 2019 is between 80.000€ and 120.000€ gross.

Given the current situation with COVID-19, the business has been operational and main focus has been on photocopying, sale of note books as kids are doing their studies from home and board games.

The prediction for this year and next year, is that there will be a high concentration on the release of the new school books for year 1 and year 3 which has now been published by the Andalucian government. Given the well known name of the business, its location and being surrounded by schools, this year we are expecting a solid number of sales. Our previsions for income this year are between 70.000€ to 80.000€ and these numbers are conservatively speaking.

The following year there will be a renovation of books for year 2 and year 4 so there is a good indication that it will be a solid ROI in 2021 as well.

The income provisions do narkeot include the ability to conduct marketing in the area to bring new clients and focus on working with other schools which is something a new owner will have the opportunity to do. Previously the owners focused on photography for students which to this day there is a lot of demand however due to personal reasons, this current owners can no longer facilitate the additional services.

Given the location of the business and the fact that is is well established as it has been around for 25 years, there is so much potential.

