

**Sales - Commercial - Fuengirola**  
**110.000€**



**Ref.-ID: R5318155**

**Fuengirola**

**Commercial**



**3**



**225 m2**

**RESTAURANT AND BAR WITH KITCHEN FOR SALE** We present this great opportunity to own a highly profitable business from day one, with an established clientele and a strategic location. - Valid dual licence: Restaurant with smoke extraction system and commercial premises - Spacious and well-distributed areas: Fully equipped bar and kitchen, main dining room of approximately 100 m<sup>2</sup>, private rooms for greater intimacy (approx. 55 m<sup>2</sup>), outdoor terrace of approximately 59 m<sup>2</sup>, storage room and bathrooms - Rental conditions: Flexible 5 or 10-year contract (the owner is flexible). Rent: €2,250 per month + VAT - Approximate expenses: Electricity: €400-500 in summer (months of highest consumption) Terrace tax: €1,900 per year - Ideal location, 50 m from the beach, schools, leisure areas and services. Year-round clientele Very close to the Marenostrum complex, a major generator of visitors and events - Delivered fully equipped: Furniture, licence, loyal clientele

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town

**Furniture**

- ✓ Fully Furnished

**Orientation**

- ✓ North West

**Kitchen**

- ✓ Fully Fitted

**Condition**

- ✓ Excellent
- ✓ Good

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Climate Control**

- ✓ Air Conditioning
- ✓ Central Heating

**Views**

- ✓ Urban
- ✓ Street

**Features**

- ✓ Near Transport
- ✓ WiFi
- ✓ Storage Room
- ✓ Access for people with reduced mobility
- ✓ Restaurant On Site
- ✓ Near Mosque