

**Sales - Commercial - Fuengirola**  
**380.000€**

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**Ref.-ID: R4847653**

**Fuengirola**

**Commercial**

**Community: 156 EUR / year**

**IBI: 207 EUR / year**

**Rubbish: 68 EUR / year**



**2**



**100 m<sup>2</sup>**

Frontline beach bar/restaurant for sale with annual R.O.I. This commercial unit is ideally located on the seafront of Fuengirola. Fully licensed as a bar & restaurant and has just recently been fully refurbished. The premises has excellent potential passing trade all year round. Successfully functioning for over 20 years! Surrounded by residential properties, holiday apartments, hotels, bars, shops and restaurants. The commercial unit totals approximately 85 m<sup>2</sup> plus a front terrace of 25 m<sup>2</sup>. The main bar area is bright and spacious. The interior consists of a work surface with ample space for bottle coolers plus a double sink. A small, rear kitchen with extractor and smoke outlet. Two toilets (one with disabled access). The frontage is glass-panelled double doors, which open fully, leading to the terrace area. Facade with electric security shutter. This unit is in excellent condition, unbeatable position and simple layout. Sold with rent paying tenant with lease. 5% ROI per annum

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Beachfront</li><li>✓ Town</li><li>✓ Commercial Area</li><li>✓ Beachside</li><li>✓ Close To Port</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Schools</li><li>✓ Close To Marina</li><li>✓ Front Line Beach Complex</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ South East</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li><li>✓ Recently Renovated</li><li>✓ Recently Refurbished</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Beach</li></ul>	<b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Near Transport</li><li>✓ Storage Room</li><li>✓ Access for people with reduced mobility</li><li>✓ Bar</li><li>✓ Restaurant On Site</li><li>✓ Near Church</li></ul>
<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully Furnished</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Security</b> <ul style="list-style-type: none"><li>✓ Electric Blinds</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Street</li></ul>	<b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li></ul>
<b>Category</b> <ul style="list-style-type: none"><li>✓ Beachfront</li><li>✓ Investment</li><li>✓ Resale</li></ul>					