EK
ARBAT ESTATES

Sales - Commercial - Fuengirola

99.900€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com








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 m², private rooms for greater intimacy (approx. 55 m²), outdoor terrace of approximately 59 m², 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

Orientation
- ✔ North West Orientation

Condition
- ✔ Excellent Condition
- ✔ Good Condition

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Near Transport
- ✔ WiFi
- ✔ Storage Room
- ✔ Disabled Access
- ✔ Restaurant On Site
- ✔ Near Mosque

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Utilities
- ✔ Electricity
- ✔ Drinkable Water