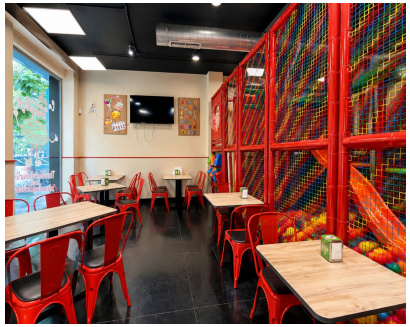
EK
ARBAT ESTATES

## Sales - Commercial - Estepona

## 90.000€


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**Ref.-ID: R5470096** **Estepona** **Commercial**

**126 m2**

Do you dream of owning your own restaurant? Imagine taking over a business **ready to start generating revenue from day one**, with a loyal customer base and a strategic location right in the heart of Estepona. A restaurant situated in an area with **a constant flow of people**, surrounded by schools, hairdressers, cafés and all the everyday amenities. A concept specially designed for **families with children**: parents can enjoy a meal, catch up with friends and relax whilst the little ones have fun in their own **ball pit**. What’s more, the premises have everything you need to run the business: - Seating for 60 people - C3 licence - 2 toilets - Children’s ball pit - Kitchen fitted for catering - Professional extraction system venting to the roof One of the venue’s greatest assets is precisely its professional extraction system. The extractor hood was installed at considerable cost, and its extraction system runs through the interior of the building until it reaches a direct outlet onto the roof. This is a feature that is particularly hard to come by and of great value to any catering business or venture requiring professional extraction, as the future tenant will have an infrastructure that is already in place and ready for use. It has everything you need to get up and running from day one.

**Setting**
- ✔ Town
- ✔ Commercial Area
- ✔ Close To Shops
- ✔ Close To Schools

**Orientation**
- ✔ East Facing

**Condition**
- ✔ Good Condition

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Urban Views

**Features**
- ✔ Private Terrace

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Category**
- ✔ Investment