EK
ARBAT ESTATES

## Sales - Commercial - Arroyo de la Miel

## 53.000€

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**Ref.-ID: R5531077** **Arroyo de la Miel** **Commercial**

**2** **75 m2**

Transfer of Sports Bar — 25 Years of Success Excellent investment opportunity in the hospitality sector. Exclusively available for transfer: a sports bar in a strategic location, attracting both tourists and local residents. Terms: Transfer price: □58,000 Monthly rent: □1,000 + VAT Real and verifiable sales (financial reports available on request) The business has been operating in the same location for 25 years, with an excellent reputation, loyal clientele, and a steady flow of tourists and foreign residents year-round. Space: Premises: 75 m² Terrace: 30 m² Large main terrace with 10 tables Equipment: Pool table 2 dart boards (participation in winter and summer billiard leagues) 4 TVs + 2 additional for terrace Air conditioning (hot/cold) Fully equipped bar Kitchen all necessary equipment 2 bathrooms License: Bar license with kitchen and smoke outlet. Operating hours: 06:00 to 03:00, maximizing income potential. The business is fully operational from day one — no additional investment required.

**Setting**
- ✔ Close To Port
- ✔ Close To Sea
- ✔ Close To Town

**Orientation**
- ✔ West Facing

**Condition**
- ✔ Good Condition

**Climate Control**
- ✔ Air Conditioning
- ✔ Central Heating
- ✔ U/F/H Bathrooms

**Features**
- ✔ Covered Terrace
- ✔ Near Transport
- ✔ WiFi
- ✔ Bar
- ✔ Double Glazing
- ✔ Basement
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Parking**
- ✔ Street Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water