

**Sales - Commercial - Marbesa**  
**795.000€**




**Ref.-ID: MIBGR3200449**

**Marbesa**

**Commercial**

**IBI: 1,600 EUR / year**

**Rubbish: 290 EUR / year**

 **313 m2**

 **2100 m2**

LEASEHOLD/FREEHOLD! Excellent business opportunity located beachside Marbella East .Well established restaurant/bar for 20 years in highly frequented area for lease 1 year contract with option to buy.. 100m2 covered terrace with, 12 m2 stage and grill station with oven/grill/bar. Inside 12 m2 bar with tapas bar, cosy lounge area with open fireplace, separate dining, total capacity for 80/100 people.2 restrooms, air con hot/cold. f/f professional kitchen, refrigerator/freezer, smokers, industrial catering machines, 3 storage rooms, staff quarters, outside parking for 10 cars. Idyllic setting within a plot of 2.100m2 with pine trees. Currently trading 6 nights /week as sports bar (beamers/canvas, tv), private events, German cuisine with loyal community. Rustic interior, updating required. Ideal for events, private club or sports club. Last large plot beachside suitable for villas/townhouses! This restaurant has been working well for over 20 years thanks to the German Owners. Billing with official documents is demonstrated in a situation without a pandemic is a very profitable business. TRANSFER ☐ negotiable The rental conditions are: 2 months deposit and a guarantee by the tenant, firm is creditworthy in Spain, Bank guarantee of 6 months. CUISINES Bar, Mediterranean, German Reservations, Outdoor Seating, Seating, Highchairs Available, Wheelchair Accessible, Serves Alcohol, Full Bar, Table Service, Live Music, MEALS Dinner,Late Night, Sports Bar, live music.

- Setting**
  - ✓ Commercial Area
  - ✓ Beachside
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Schools
  - ✓ Close To Forest
  - ✓ Urbanisation
- Orientation**
  - ✓ North
  - ✓ West
  - ✓ North West
- Condition**
  - ✓ Good
  - ✓ Renovation Required
- Climate Control**
  - ✓ Air Conditioning
  - ✓ Hot A/C
  - ✓ Cold A/C
  - ✓ Fireplace
- Views**
  - ✓ Mountain
  - ✓ Country
  - ✓ Garden
  - ✓ Forest
- Features**
  - ✓ Covered Terrace
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ Satellite TV
  - ✓ WiFi
  - ✓ Tennis Court
  - ✓ Storage Room
  - ✓ Bar
  - ✓ Staff Accommodation
  - ✓ Near Church
- Furniture**
  - ✓ Fully Furnished
- Kitchen**
  - ✓ Fully Fitted
- Garden**
  - ✓ Private
  - ✓ Landscaped
- Parking**
  - ✓ Open
  - ✓ Street
  - ✓ More Than One
  - ✓ Private
- Utilities**
  - ✓ Electricity
  - ✓ Gas
- Category**
  - ✓ Cheap
  - ✓ Investment
  - ✓ Reduced