

## Sales - Commercial - Fuengirola

# 55.000€

**Fuengirola**

**Commercial**

**Community: 480 EUR / year**



**75 m2**

Unique opportunity for entrepreneurs in the gastronomic sector! Leasehold restaurant with bar/restaurant licence, located in a strategic corner that guarantees high visibility. The premises has 75 m<sup>2</sup> constructed area and 72 m<sup>2</sup> usable area, distributed on one floor and perfectly fitted out. The decoration is modern and cosy, ideal to attract a loyal clientele. The kitchen is fully equipped, including an efficient smoke extractor, allowing for a smooth and trouble-free operation. The restaurant has two fully refurbished and adapted toilets for the disabled, ensuring accessibility for all customers. It also has an outdoor terrace with seating for 10 tables, perfect for enjoying outdoor meals in a relaxed atmosphere. The premises are also equipped with heating and air conditioning systems, ensuring year-round comfort. The property includes a large shop window that directly overlooks the street, increasing the visibility of the business. There is also a storeroom to keep everything organised and alarm systems for added security. With high business potential and a privileged location, this restaurant is a safe investment for those looking to prosper in the restaurant sector. Don't miss this opportunity and contact us for more details! Monthly rent : 1350 € 2 Months deposit Length of rental contract : 10 years

### Setting

- ✓ Town
- ✓ Suburban
- ✓ Commercial Area
- ✓ Port
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina

### Views

- ✓ Urban
- ✓ Street

### Security

- ✓ Alarm System

### Orientation

- ✓ South

### Features

- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi

### Category

- ✓ Investment
- ✓ Resale

### Condition

- ✓ Good

### Furniture

- ✓ Fully Furnished

### Climate Control

- ✓ Air Conditioning

### Kitchen

- ✓ Fully Fitted













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