

Sales - Commercial - Marbesa
795.000€

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




Ref.-ID: R3200449


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.

<p>Setting</p> <ul style="list-style-type: none"> ✓ Commercial Area ✓ Beachside ✓ Close To Shops ✓ Close To Sea ✓ Close To Schools ✓ Close To Forest ✓ Urbanisation 	<p>Orientation</p> <ul style="list-style-type: none"> ✓ North ✓ West ✓ North West 	<p>Condition</p> <ul style="list-style-type: none"> ✓ Good ✓ Renovation Required 	<p>Climate Control</p> <ul style="list-style-type: none"> ✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C ✓ Fireplace 	<p>Views</p> <ul style="list-style-type: none"> ✓ Mountain ✓ Country ✓ Garden ✓ Forest 	<p>Features</p> <ul style="list-style-type: none"> ✓ Covered Terrace ✓ Near Transport ✓ Private Terrace ✓ Satellite TV ✓ WiFi ✓ Tennis Court ✓ Storage Room ✓ Bar ✓ Staff Accommodation ✓ Near Church
<p>Furniture</p> <ul style="list-style-type: none"> ✓ Fully Furnished 	<p>Kitchen</p> <ul style="list-style-type: none"> ✓ Fully Fitted 	<p>Garden</p> <ul style="list-style-type: none"> ✓ Private ✓ Landscaped 	<p>Parking</p> <ul style="list-style-type: none"> ✓ Open ✓ Street ✓ More Than One ✓ Private 	<p>Utilities</p> <ul style="list-style-type: none"> ✓ Electricity ✓ Gas 	<p>Category</p> <ul style="list-style-type: none"> ✓ Cheap ✓ Investment ✓ Reduced