

Sales - Commercial - Marbesa  
**795.000€**

[www.arbatstates.com](http://www.arbatstates.com)  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
[info@arbatstates.com](mailto: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><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Commercial Area</li> <li>✓ Beachside</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Schools</li> <li>✓ Close To Forest</li> <li>✓ Urbanisation</li> </ul>	<p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ North</li> <li>✓ West</li> <li>✓ North West</li> </ul>	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Good</li> <li>✓ Renovation Required</li> </ul>	<p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> <li>✓ Fireplace</li> </ul>	<p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Mountain</li> <li>✓ Country</li> <li>✓ Garden</li> <li>✓ Forest</li> </ul>	<p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Satellite TV</li> <li>✓ WiFi</li> <li>✓ Tennis Court</li> <li>✓ Storage Room</li> <li>✓ Bar</li> <li>✓ Staff Accommodation</li> <li>✓ Near Church</li> </ul>
<p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>	<p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>	<p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> <li>✓ Landscaped</li> </ul>	<p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Open</li> <li>✓ Street</li> <li>✓ More Than One</li> <li>✓ Private</li> </ul>	<p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Gas</li> </ul>	<p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Cheap</li> <li>✓ Investment</li> <li>✓ Reduced</li> </ul>