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for sale

Commercial For Sale

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**Price:** €400,000

**Bedrooms:** -

**Bathrooms:** 0

**M2 Living:** 438<sup>2</sup>

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Fuengirola, Málaga

Grand Boho Thai Mediterranean style luxe restaurant, themed with exquisite and luxurious decoration, with furniture and decorative elements of Balinese, Thai and Filipino origin, and a "fork restaurant" category. Located in the tourist heart of Fuengirola, at the heart of the restoration, and in a pedestrian street in the center: a very attractive strategic location for national and international investors in first class restaurants. With only one year since the completion of the original project, it is delivered 100% equipped for a full-function operation and an immediate start-up.

It is located in a building of local architectural style, under a single house that may be available for rent. The premises are available for rent and a 10 year lease is leased from the premises with a competitive rental price of 50% below the market price in the area [10-15 € / m<sup>2</sup>] and guaranteed rent + 10% according to LAU, although the whole of the building is available for sale if out of interest.

The restaurant is developed on two floors, connected by an exclusive elevator, with bar area with Lumon type glassware practicable outdoors on a pedestrian street covered with motorized awnings [9mx 2m] and opening by command, professional kitchen, patio dining room Covered automated and motorized, perimeter rooms and sommelier area with refrigerated cava, employee's office, cleaning, warehouse area and closed private private parking, with access from the street for loading / unloading.

Upstairs are 5 private dining rooms that can be joined together according to needs, with a VIP waiting area, public toilets, and office management and control. Its built areas are: 234 m<sup>2</sup> on ground floor, 50 m<sup>2</sup> patio, and 154 m<sup>2</sup> on first floor, that is, 438 m<sup>2</sup> built. The surface of terrace on the street is 70 m<sup>2</sup>, which makes a total of 508 m<sup>2</sup> of business and operating area.

It has a Premium heated cellar for 624 bottles of wine [13° / 16° thermostat] made of pine wood and insulation glazing, with LED lighting.

The bar area has an installation of 3 taps connected to beer reserve barrels, in tank, with a capacity of 400 liters.

The restaurant has all the professional catering equipment, professional stainless steel body cooker with high performance gas burner and cast iron grill and fat collection tray, fryer, panoramic oven, refrigerated table, vertical freezer, dishwasher, Dishwasher, wall-mounted smoke hood and work tables, vacuum packer, etc.

The establishment has all the necessary service supplies of water, natural gas, telecommunication, installation of split air conditioning, with heat / cold pump 6966 Frig / h. 8.772 Kcal / h, extraction and renovation of air, installation of plumbing and industrial sanitation, as well as a monitored installation

365x24 alarm and video security.

With respect to its documentation, this is complete, with its corresponding Technical Project, Municipal License of Work and Opening, authorization of the Regional Government of Andalusia: Industry, Health, environmental qualification, acoustic agreement; Permission of the City Hall, as well as its inventory of furniture, industrial equipment for catering and cuisine, industrial refrigeration, with its characteristics sheets and guarantees, as well as contracts in force with distributor of beverages, coffee, maintenance, etc. Information about the business available on request [LOI] and written confidentiality: analysis of profitability, accounts, operating balance, bank pool, etc.

In short, an interesting asset with many possibilities for a client who wants to make an investment in hospitality through a real estate investment with an interesting route and high possibilities of revaluation and business, with a demonstrable high profitability.

