



## Other for sale in Arboleas, Arboleas

68.000 €

Referentie: R5284321 Badkamers: 3 Perceelgrootte: 150m<sup>2</sup>





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## Inland Almeria, Arboleas

A rare opportunity to acquire a well-known and highly visible restaurant ideally located between Albox and Arboleas, directly adjacent to the popular weekly Arboleas market, ensuring excellent footfall and exposure.

The restaurant boasts a stylish and modern interior, comfortably seating 44 diners inside, with quality furnishings and contemporary fittings throughout. The fully equipped bar area includes under counter fridges, beer pumps, coffee machine (on rental contract), and a state of the art till and computer system. Adjoining the bar is a separate coffee preparation area with sink and ice maker.

Climate control is provided by two air-conditioning units with heating, ensuring year-round comfort for customers.

Additional features include:

• Fully equipped commercial kitchen with extractor system, commercial fridges, under-counter work surfaces, 5-ring stove, grill, dishwasher, chest freezer, and upright freezer

• Public toilets, plus a separate staff toilet with shower

• Large storage room and additional staff-side terrace for storage

• Full alarm system with security cameras

Externally, the property truly excels. A large front conservatory provides seating for 40 guests and is fitted with ceiling fans, while the open air front terrace accommodates a further 50 covers, complete with shade sails and ideal space for live music or entertainment.

There is ample parking directly in front of the restaurant on an open plot of land, adding further convenience for customers.

Monthly rent: €600 + IVA

This is a turnkey opportunity in a thriving location, ideal for restaurateurs looking to step into an established and profitable setting with multiple seating areas and strong visibility.

- \* Build Size 150 m<sup>2</sup>
- \* Ground floor
- \* Mains Water
- \* Mains Electric
- \* Telephone Possible
- \* Internet Possible
- \* Fully Furnished
- \* Air Conditioning
- \* Disabled Friendly



- \* Private Terrace
- \* 35 minutes drive to the beach
- \* 5 minutes drive to the shops



## Kenmerken:

**Extra's**

Privé Terras

**Klimaatbeheersing**

Airconditioning

**Meubilering**

Volledig gemeubileerd