Sales - Commercial - Cancelada

85.000€











Ref.-ID: MIBGR5484304 **Cancelada** **Commercial**

2 **120 m2**

Investment Opportunity: Business Transfer in the Costa Sol Shopping Center (Estepona) An excellent opportunity to acquire an established, operational business. This business is available for transfer (leasehold sale) and is located on the first floor of the Costa Sol Shopping Center—a strategic site with convenient, direct access from two points along the N-340 highway. It is situated in a well-established commercial area with ample, easily accessible parking. Layout and Equipment The premises are spread across two levels, designed to ensure privacy, comfort, and maximum security: Main Level: Reception area and a separate waiting room. Private office equipped with a high-security reinforced door. Access to the interior of the club via a second reinforced door. Lounge and relaxation area featuring sofas, a projector, and a large-format screen. Restrooms that comply with current regulations. Second Level: Spacious social and leisure area, equipped with a pool table, multiple TV screens for sports broadcasts, and gaming stations. A fully equipped bar area designed for service and member hospitality. Commercial display cases. Key Features of the Property Security and Privacy: Reinforced entry points and facilities designed for complete discretion and peace of mind, with no risk of causing disturbances to neighboring units. Climate Control and Compliance: Equipped with a comprehensive ventilation, extraction, and air-conditioning system that meets both operational requirements and municipal regulations. Financial Terms: Current rent: 880/month (highly competitive for this area). An established business with a loyal client base and high, demonstrable profitability. For further information, details regarding the terms of the transfer, or to arrange a viewing, please contact us directly.

Setting
- ✔ Close To Shops

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Country Views

Furniture
- ✔ Fully Furnished

Parking
- ✔ Open Parking
- ✔ Street Parking

Utilities
- ✔ Electricity

Category
- ✔ Bargain