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Sales - Commercial - Coín

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Ref.-ID: MIBGR5438611 **Coín** **Commercial**

287 m2

Sale of Business Lease for a thriving restaurant business in a prime location in Coín. This beautifully appointed restaurant offers a spacious and well-designed environment, perfect for any culinary venture. Spanning 223m² useable area indoors, the property includes two modern refurbished bathrooms, a practical kitchen, a pot wash area with an industrial washer, a sleek bar, a cozy salon, and an office space for day-to-day operations. The dining area boasts 25 tables that comfortably seat 80+ guests, with plenty of room for more. The bar is designed for efficiency, featuring a glass washer and sink. For an ambient dining experience, mood lighting and dimmable fixtures are installed throughout both the interior and exterior spaces. A professional sound system covers the entire restaurant, ensuring an enjoyable atmosphere indoors and out. Additionally, the restaurant is climate controlled, with two large units offering heating and cooling to maintain the perfect temperature. The kitchen is fully equipped, featuring over 2000 litres of freezer space and 3500 litres of refrigeration, meeting the needs of even the busiest kitchen. The spacious terrace and garden offer stunning panoramic views over Coín, providing a perfect setting for al fresco dining or a casual drink in the bar area. The terrace is divided into two sections: an eating area with 15 tables seating 30+ guests, and a drinks terrace with 11 tables seating 40+ guests, with space for even more. The terrace could comfortably accommodate 120+ guests if desired. The terrace is equipped with modern lighting and can be fully shaded during the summer months using durable, beach-bar style nets that come with a 5-year warranty. These shade nets are currently in storage, ready for quick installation when the weather heats up. This restaurant has been meticulously designed to offer a comfortable, modern, and functional space, ideal for a thriving business in a prime location. Take advantage of this fantastic opportunity to own a fully equipped, turn-key establishment in the heart of Coín!

Setting
- ✔ Commercial Area
- ✔ Close To Shops
- ✔ Urbanisation

Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition

Climate Control
- ✔ Air Conditioning

Views
- ✔ Country Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Disabled Access

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Parking
- ✔ Communal Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Investment
- ✔ Resale