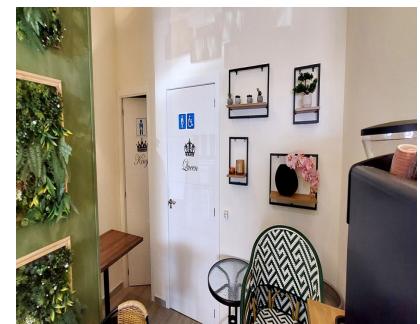




**Long Term Rental - Commercial - Fuengirola**  
**1.595€ / Month**

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Ref.-ID: MIBGR5289430

Fuengirola

Commercial



2



100 m<sup>2</sup>

Outstanding Seafront Business Opportunity - Leasehold This exceptional seafront café bar represents a fantastic opportunity for those seeking a modern, turnkey business in a highly desirable coastal location. Recently refurbished throughout, the premises are presented in excellent decorative condition and are offered fully furnished and fully equipped, allowing new owners to begin trading immediately. Ideally positioned just steps from the beach, this café bar is located in the ever-popular area of Torreblanca, adjacent to Los Boliches and the vibrant resort town of Fuengirola. Surrounded by holiday apartments, residential properties, and three large hotels, the business benefits from strong year-round footfall and excellent tourist and local trade. The current owners also offer a popular selection of artisan ice creams, adding an additional revenue stream and broadening the appeal to families and passers-by. \_\_\_\_\_ Recently Refurbished to a High Standard The recent refurbishment includes:

- New flooring throughout
- Updated electrics and plumbing
- New extraction system
- New disabled (invalid) toilet facilities

All works comply with current regulations, ensuring peace of mind for incoming owners. \_\_\_\_\_

Interior Layout: The internal trading area measures approximately 85 m<sup>2</sup> and offers seating for around 12 customers comfortably, excluding bar stools and standing space. On entry, customers are greeted by a glass-fronted display freezer showcasing artisan ice creams. The serving bar is well designed and easy to manage, with ample rear gantry space for displaying wines, spirits, and beverages. This is a flexible space that allows new owners to introduce their own concept, theme, or style with ease. \_\_\_\_\_

Fully Licensed Kitchen: The separate kitchen is accessed via a doorway adjacent to the bar area and fully complies with the latest licensing and food service regulations. It is furnished and equipped to support a typical café bar menu, making it ideal for light meals, snacks, and daytime service. \_\_\_\_\_

Sunny Seafront Terrace: The exterior terrace measures approximately 20 m<sup>2</sup> and comfortably accommodates around 24 covers. This valuable outdoor space is perfect for enjoying food and refreshments al fresco, particularly during the long summer evenings, and is a major attraction for both tourists and locals. \_\_\_\_\_

Viewing Highly Recommended!! With its prime seafront location, modern refurbishment, low overheads, and immediate trading potential, this café bar is a superb opportunity not to be missed. Early viewing is strongly recommended. Leasehold: €69.000 Monthly Rent: €1,595 Bar Size: 85 m<sup>2</sup> Terrace Size: 20 m<sup>2</sup> Kitchen: Fully Equipped Bar Contents: Fully Equipped Café Bar Terrace Tax: €1,000 per annum Community Fee: €15 per month

Setting	Orientation	Condition	Pool	Views	Features
<input checked="" type="checkbox"/> Beachfront <input checked="" type="checkbox"/> Town <input checked="" type="checkbox"/> Commercial Area <input checked="" type="checkbox"/> Close To Shops <input checked="" type="checkbox"/> Close To Sea <input checked="" type="checkbox"/> Close To Schools <input checked="" type="checkbox"/> Front Line Beach Complex	<input checked="" type="checkbox"/> South East	<input checked="" type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Communal	<input checked="" type="checkbox"/> Sea	<input checked="" type="checkbox"/> Near Transport <input checked="" type="checkbox"/> Private Terrace <input checked="" type="checkbox"/> Storage Room <input checked="" type="checkbox"/> Access for people with reduced mobility <input checked="" type="checkbox"/> Bar <input checked="" type="checkbox"/> Restaurant On Site
Furniture	Kitchen	Garden	Security	Parking	Utilities
<input checked="" type="checkbox"/> Fully Furnished	<input checked="" type="checkbox"/> Fully Fitted	<input checked="" type="checkbox"/> Communal	<input checked="" type="checkbox"/> Gated Complex <input checked="" type="checkbox"/> Electric Blinds	<input checked="" type="checkbox"/> Street	<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Drinkable Water <input checked="" type="checkbox"/> Gas
Category					
<input checked="" type="checkbox"/> Beachfront <input checked="" type="checkbox"/> Investment <input checked="" type="checkbox"/> Reduced <input checked="" type="checkbox"/> Resale					