Sales - Commercial - Mijas

359.000€

Mijas **Commercial**



160 m2

An excellent investment opportunity. This is the sale of the commercial premises, not a business transfer (not a leasehold or goodwill sale). The property is currently occupied by a well-established restaurant with a tenant in place. The premises are sold with the existing tenant, generating a monthly rental income of □1,275. The lease includes an automatic annual rent increase of □50 every October, and there are 8 years remaining on the current rental agreement, providing secure and stable income from day one. Located in Las Lagunas de Mijas, the property enjoys an excellent location in a busy commercial and residential area with high visibility and easy access. As an added benefit, the sale also includes a private parking space, which is not included in the tenant's lease agreement. This gives the new owner the flexibility to use it personally or rent it out separately for additional income. Key Features Commercial premises for sale – this is NOT a business transfer. Restaurant currently operating with a tenant in place. Monthly rental income: □1,275. Automatic □50 annual rent increase every October. 8 years remaining on the current lease. Private parking space included in the sale (not leased to the tenant). Prime location in Las Lagunas de Mijas. A perfect opportunity for investors looking for a property with immediate rental income, long-term security, and excellent investment potential.

Setting
- ✔ Country
- ✔ Village
- ✔ Close To Shops
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South Facing
- ✔ South West Orientation

Condition
- ✔ Excellent Condition
- ✔ Good Condition

Climate Control
- ✔ Air Conditioning
- ✔ Pre Installed A/C
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Urban Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Paddle Tennis
- ✔ Utility Room
- ✔ Near Church
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen
- ✔ Partially Fitted Kitchen

Security
- ✔ Gated Complex

Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone
- ✔ Gas

Category
- ✔ Bargain
- ✔ Investment






Kinesbel
VICTORIA
VICTORIA




CHIRIAS
AL
AJILLO


SERVICIOS


Coca-Cola
MENU ASTURIANO
16 €
1º ENSALADA DE QUESOS
O
FABADA
2º ESCALOPE DE CERRO
CON SALSA CABRALES
O
LONGANISTA DE AVILES
SALIDA


Coca-Cola
SALIDA




FUERA DE CART
- RAGOUTO A LA
PORTUGUESA
- ARROZ NEGRO
- RRILLADA CARNE


VICRILA
VICTORIA
MÁLAGA








EXTINTOR
FRIGO


LARIOS
LARIOS
VICTORIA
MALAGA


FRIGO
Coca-Cola


Coca-Cola
MENU EJECUTIVO
16 €
1º ENSALADA MIXTA
- GAZPACHO
- TAPA
2º ESCALOPE DE CERDO
CON SALSA
3- BEBIDA
4-POSTRE
SALIDA


MENÚ D
DIA
11,906


HAY
SIDRA
NATURAL


HAY
SIDRA
NATURAL










DONNA
UOMINI






BEEFEATER
LARIOS
VICTORIA
MALAGA