



## Forretningseiendom for langtidsleie i Valencia, Valencia

1.500€ p/m

Magnificent premises ready to operate are transferred. Bar-cafeteria with very good annual profitability. It has 117 m<sup>2</sup> of surface area, ready to start billing. Capacity 66 people (inside), and on the terrace 48 people (capacity for 14 tables). Excellent location, university area, high traffic area of people, professionals, students, just a few meters from Blasco Ibáñez Avenue. The premises have a license for a restaurant and terrace. Fully equipped to operate as a fast food place (such as pizzeria, hamburger restaurant, tapas, lunch), it has a large refrigeration chamber. Fully conditioned and very well maintained. It currently operates as a hamburger restaurant. The restaurant has a fully equipped kitchen (rational oven, pizza oven, refrigerators, stainless steel furniture), two toilets for the public (one of them for people with reduced mobility) and a storage room. The kitchen and appliances are in perfect condition. The smoke outlet has been completely renovated less than a year ago. The premises are an excellent opportunity to start recovering the investment in the short term, since it is recognized in the area and has a lot of customer and business movement. The monthly rent is €1,500, and the transfer is €35,000. This announcement is informative and without contractual value, it may contain errors. Expenses and taxes not included. We speak Spanish, English and Dutch.

- 0 soverom
- ✓ air conditioning yes
- ✓ furnished
- ✓ construction year: 1972

- 0 bad
- ✓ open terrace
- ✓ satelite tv
- ✓ orientation: Este

- 117m<sup>2</sup> Bygg størrelse
- ✓ terrace
- ✓ storage room

