

Commercial Premise for sale in El Faro, Costa del Sol

2 Bathrooms | 131 m² Interior | 72 m² Terraces | **Garden** Yes
€ 535 IBI | € 3,252 Community fees



Property Description

FANTASTIC BUSINESS/INVESTMENT OPPORTUNITY! WE ARE PRIVILEGED TO OFFER FOR SALE THE BAR AND RESTAURANT KNOWN AS THE FROG IN LAS FAROLAS. THE BUSINESS IS CURRENTLY OPERATIONAL AND PROFITABLE WITH IMMENSE OPPORTUNITIES TO EXPAND AND GROW THE BUSINESS FURTHER. WITHIN A 300m CATCHMENT AREA THERE ARE CURRENTLY IN EXCESS OF OVER 500 NEW HOMES ALREADY IN CONSTRUCTION WITH ADDITIONAL PROJECTS IN THE IMMEDIATE VICINITY TO FOLLOW SOON.

IT IS ALREADY IN AN EXCELLENT LOCATION IN A POPULAR RESIDENTIAL AREA WITH GOOD ACCESS AND COMMUNICATION LINKS AS IT IS SITUATED LESS THAN 200m FROM THE MAIN A7. THE BUSINESS ITSELF HAS LITTLE COMPETITION IN THE AREA AND IS AN ESSENTIAL ELEMENT OF THE LOCAL COMMUNITY YET STILL WITH THE ABILITY TO CAPITALISE FURTHER ON TURNOVER THROUGH INCREASED OPENING HOURS OR DIVERSIFYING THE BUSINESS OFFERING, PERHAPS WITH A MINI-MARKET OR SIMILAR.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.

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THE PREMISES BRIEFLY COMPRISE OF 3 COMMERCIAL UNITS, TWO OF WHICH FORM THE BAR AND RESTAURANT. THESE ARE DISTRIBUTED AS A COMMERCIAL KITCHEN, CUSTOMER TOILETS (DISABILITY COMPLIANT), FULL BAR AREA, INTERIOR SEATING, COVERED TERRACE AND A LARGE SUNNY EXTERIOR TERRACE. THE THIRD UNIT IS CURRENTLY USED AS A VERY LARGE STORAGE AREA, HOWEVER, THIS WAS UTILISED SOME YEARS BACK BY A PREVIOUS OWNER AS A MINI-MARKET AND REPRESENTS A SUBSTANTIAL AREA FOR BUSINESS EXPANSION EITHER THROUGH DIVERSIFICATION OR TO PROVIDE MORE COVERS FOR THE BAR/RESTAURANT.

IT IS RARE FOR SUCH BUSINESS OPPORTUNITIES TO COME TO MARKET AND THIS IS A RELUCTANT SALE BY THE CURRENT OWNERS. THIS IS WITHOUT DOUBT A SUPERB OPPORTUNITY TO ACQUIRE A FREEHOLD GOING CONCERN WITH SIGNIFICANT IMMEDIATE GROWTH POTENTIAL AS WELL AS HAVING A DEFINITE INCREASE TO CONSUMER NUMBERS IN THE IMMEDIATE VICINITY OVER THE NEXT 12 MONTHS AND BEYOND.

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