



## COSTA DEL SOL - BENALMADENA



**Ref:** CBL3115

**Location:** Costa del Sol

**Property Type:** Bar / Cafe

**m2:** 69 m2

Perfect as an entry level business this Café Bar is located in an elevated position overlooking the resorts main coastal road and just a few minutes walk to Benalmadenas award winning marina. Those desirable sea views in this price range are extremely rare so we do expect lots of buyer interest, we therefore urge serious buyers to contact us to arrange an early viewing.

This café is currently open and trading specialising in Fish & Chips, a new owner could simply turn the key and take over or just as easily adapt the current operating style to suit their own ideas. This café bar carries a full license that permits the cooking of hot food so ideal for those that want to put an emphasis on food sales, the open kitchen contains a large extraction canopy and sink units.

The enviable and valuable front and rear terraces allow customers to enjoy and revel in all day sunshine, another very important customer enticing feature when successfully running a café bar business here on Spains famous Sunshine Coast. The front terrace can comfortably seat 24 customers, it has a retractable canopy top and offers fantastic panoramic views over the glistening blue Mediterranean.

The bars smart interior can seat a further 24 customers. There is a secure storage room and one of the wc's has been adapted for mobility restricted persons. At the rear of the property, where the main entrance door is situated, the cafes second outside seating area increases seating capacity by 20. This spot catches the afternoon sunshine, away from the road it is a safe and quiet haven favoured by holiday makers with young children.

Combined with the café bars low rent which equates to less than 20 euros a day! there is the extra financial benefit of NO terrace taxes or community charges to pay.

Please note: The Fish and Chip cooking appliances and related fish and chip equipment are not included in the modest asking price however if a new owner would like these included then the asking price is 17.950 euros.

At the price shown the property will be transferred fully furnished and equipped with bar fridges etc.

Monthly rent is currently only 600 euros plus Iva.

**PRICE: 12.950€**

**KS COSTA ESTATES**

Mijas Costa Malaga 29650

Email : [info@kscostaestates.com](mailto:info@kscostaestates.com)

Tel : +34 951314093 - [www.kscostaestates.com](http://www.kscostaestates.com)

