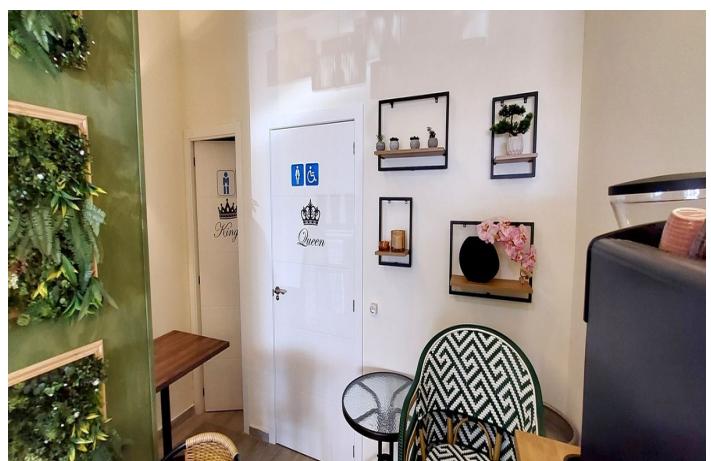




## Bar for rent in Fuengirola, Fuengirola

1,595 - 1,595 €

Reference: R5289430 Bathrooms: 2 Build Size: 100m<sup>2</sup> Terrace: 20m<sup>2</sup>





## Costa del Sol, Fuengirola

**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**



## Features:

Features	Orientation	Views
Near Transport	South East	Sea
Setting	Condition	Pool
Commercial Area	Excellent	Communal
Close To Sea		
Close To Shops		
Close To Schools		
Beachfront		
Town		
Front Line Beach Complex		
Furniture	Kitchen	Garden
Fully Furnished	Fully Fitted	Communal
Security	Parking	Utilities
Gated Complex	Street	Electricity
Electric Blinds		Drinkable Water
		Gas

## Category

Reduced  
Investment  
Beachfront  
Resale