

## 3 bedroom Commercial Property for sale in Baza, Granada

79,995€



If you have always dreamt of owning your own business in the centre of a thriving historical town in Spain, this property is for you. It is our pleasure to share a very rare opportunity with this 4-story townhouse for sale in central Baza, Granada. This property offers two business options and self-contained apartment:

- Option 1: a ground floor bar- fully equipped, licensed, and good to go,
- Option 2: on the 1st floor- is a fully equipped bistro/coffee lounge with a large professional kitchen, then on the 2nd floor - a three double bedroom apartment with a lounge and a bathroom, there is even an enclosed terrace on the 3rd floor. This type of property is rarely available to buy in the centre of Baza and needs to be viewed to fully realize the potential.

Let's explore the different floors and all that this unique property offers-












We enter the ground floor bar through ornate iron gates. Immediately the unique character of the bar feels welcoming, modern with an upbeat feel. The bar area is fitted with bespoke fitted tables and bar stools, there are two fitted bars towards the rear of the area- one holding the Alhambra Beer pump. There is plenty of back storage, a fitted sink & draining area. Included in the sale are the fridges, coffee machine- it is even stocked with glasses- a turn key business. A feature Budweiser branded 'Tiffany' style large lampshade takes centre place over the bar areas, with a disco light too. There are also fitted TV screens to offer sports/karaoke nights.

The ground floor bar could easily offer a food menu due to the current owners recently fitting a lazy waiter- with access to the large 1st floor kitchen. There is a toilet with a washbasin off to the side of the main bar area.

The current owners have recently refitted and dressed the ground floor bar - all fixtures and fittings are included- a stand out area is a feature wall with wooden doors hung surrounded by bespoke signs and decorations.

The first floor is accessed by a self-contained front door and stairs leading up to the additional floors. This floor is currently arranged with a lounge space to the front, with additional tables for dining, a sofa for the relaxing space onlooking to the Juliette balcony. We go up a couple of steps to a second dining area with tables and chairs. The front relaxing space is perfect to sit and watch the town go by with an afternoon tea. The current owners have designed this floor to appeal to female customers with a chic boutique feel.

A real surprise to this property is the large fully equipped professional

- |  |   |  |
|--|---|--|
|  3 bedrooms                  |  2 bathrooms     |  122m <sup>2</sup> Build size |
|  144m <sup>2</sup> Plot size |  Balcony         |  Terrace                      |
|  White-goods included        |  Electric boiler |  Furnished                    |
|  Views - urban               |  Furnished       |  |