

## Kommersiella fastigheter för långsiktig hyra i Valencia, Valencia

1.500€ p/m



Magnificent premises ready to operate are transferred. Bar-cafeteria with very good annual profitability.

It has 117 m2 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

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|--|---|--|
|  0 sovrum                |  0 badrum          |  117m <sup>2</sup> Bygg storlek |
|  air conditioning yes    |  open terrace      |  terrace                        |
|  furnished               |  satelite tv       |  storage room                   |
|  construction year: 1972 |  orientation: Este |  |