



## Business Opportunity – Successful Restaurant in Busy Albufeira Resort

RESTAURANT IN ALBUFEIRA

ref. VM1538

4.301.956€



### Location +

|              |                           |
|--------------|---------------------------|
| Town         | Albufeira                 |
| Parish       | Albufeira e Olhos de Água |
| Municipality | Albufeira, Faro           |
| Region       | Algarve (Central)         |

### Details +

|                   |            |
|-------------------|------------|
| Usage             | Commercial |
| Type              | Restaurant |
| Construction Year | 1990       |
| Renovation Year   | 2019       |
| Rooms             | 1          |

### Areas +

|             |       |
|-------------|-------|
| Usable area | 80 m² |
|-------------|-------|

- Restaurant Area 80m²
- Sunny Outdoor Terraces
- Year of Construction 1990, Recently Refurbished
- In High Tourist Area
- Seating for 85 people
- Fully equipped ready to trade
- 1.3 km to the nearest beach of Praia Da Oura

This highly successful bar has been trading with the same owner for over 30 years with return clientele and families.

It is situated in the prime location of the famous 'Strip' of Albufeira just 1.2 km to the beach and within the town, close to all amenities.

The whole restaurant has been refurbished and painted with new seating and tables throughout. The whole front opens up with sliding doors and windows.

The bar has a licence to trade 8 a.m. until 2 a.m. daily all year round.

All furnishings and equipment are included in the price.

The business consists of:



## YOUR PROPERTY SPECIALISTS

### **Kitchen +**

Fully Fitted, Fully Equipped

### **Other Rooms +**

Basement

### **Heating-Cooling System +**

AC

### **Water-Electricity-Drainage +**

All mains

- 80m<sup>2</sup> restaurant
- Sunny outdoor terrace
- Seating inside for 35 and outside for 50
- 20m<sup>2</sup> kitchen fully equipped with Zannusi gas oven and 4 ring hob, double chip fryer - gas 2 x 10 litres, gas BBQ grill, huge gas griddle, one upright fridge and one long fridge, stainless steel counters, double sink and drainage area + staff hand sink.
- Spiral staircase down to 2 x double garage storage including staff room with WC and shower.
- 1000 litre water storage tank and water softener + the beer cooler is here as well as the 'motor' for the long bar fridge so less heat generated upstairs.
- Main restaurant with bar area and 2 WC with own wash basins.
- Fire alarm system.
- Fully licensed from 8am to 2am

## Location

- 1.3 km to the nearest beach of Praia Da Oura
- Walking distance to all amenities and beach
- 4 km to the nearest golf course at Balaia
- 34.5 km to Faro international airport
- 3.2 km to the nearest school



Vilamoura Head Office - ALGARVE:

Av. Vilamoura XXI, Sítio das Terras Ruivas, Loja B, Benfarras

GPS. 37° 6' 52.426" N - 8° 7' 4.576" W

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YOUR PROPERTY SPECIALISTS



## PHOTO GALLERY



*Terrace*



*Restaurant at Night*



*Restaurant*



*Restaurant*



*Terrace*



*Kitchen*



*Kitchen*



*Bar*



*Storage*



*Storage*



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