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## Business Opportunity – Freehold, Currently with Successful Restaurant in the Centre of Guia, Albufeira

ref. **VM2080** 400.000€

**RESTAURANT IN GUIA** 

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Location +	
Town Parish Municipality Region	Guia Guia Albufeira, Faro Algarve (Central)

Details +	
Usage	Commercial
Туре	Restaurant
Rooms	2
Bathrooms	3
Floors	3
Furnished	Negotiable

Areas +

#### • Not Currently In Operation

- Restaurant Area 94m<sup>2</sup>
- Outdoor Terrace 73m<sup>2</sup>
- Roof Terrace 30m<sup>2</sup>
- Seating in Total for 84 People
- Prime Location
- Renovated in 2020
- Great Business Opportunity
- Distance to Beach 4.8km

This Unique building is in the prime location within the town of Guia and is close to all amenities. The freehold has the opportunity to open as a restaurant, bar, shop or offices. It also has the opportunity to continue with the current franchise as well as all the furniture and equipment at an additional cost. The restaurant has a licence to trade from 8am to 2am daily.

Amenities:

- Seating for 44 people on terrace
- Seating for 20 people inside up and down stairs
- Seating for 20 people on the roof terrace



Vilamoura Head Office - ALGARVE: Av. Vilamoura XXI, Sitio das Terras Ruivas, Loja B, Benfarras GPS. 37° 6' 52.426" N - 8° 7' 4.576" W

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### YOUR PROPERTY SPECIALISTS

Heating-Cooling System + AC

Equipment + Sound System

Water-Electricity-Drainage + All mains

- Mains water & drainage
- 3 WC Ladies, Men and staff
- Air con 3/1 upstairs and downstairs
- Storage room and storage cupboards
- Fire alarms
- Easy access

Business (Extra - €20,000.00):

- All tables and chairs
- Cutlery
- Fully equipped kitchen
- Wine coolers
- Bluetooth speakers to up and downstairs
- CCTV cameras

#### Location

- Distance to Beach 4.8km
- Distance to Nearest Golf 5.8km
- Distance from Airport 44.8km
- Distance to Nearest School 1km
- Distance to Nearest Town 0km (Guia)

#### Other Info

If the buyer of the building is interested in the current business, then a transfer of the franchise can be negotiated with the partners, taking into account the good will.







### PHOTO GALLERY



Bar Area



Kitchen Front



Roof Terrace



WC



Terrace



Upstairs & Bar to Kitchen















Stairs



First Floor





Men WC



Terrace



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Kitchen











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Storage space

Restaurant

Restaurant



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