

Almeria Bar Sales



CAFE BAR: ROQUETAS DE MAR

Lovely location main road position in middle of the tourist area only a few metres to the beach and 200 metres from a golf course close to the main package holiday hotels which line the beach, a fabulous well designed bar seating 29 inside and a lovely terrace which seats 40 outside in a sunny position, located on a corner plot. There are many extra's included in the sale such as security grills, chicken spit roaster & heater cabinet outside the oven and the planchers are gas, bottle fridges plus usual fridge freezers, coffee machines, ceiling fans, 2 metre screen with projector including karaoke, inside and outside music systems plus sky dish and box.

There is a large kitchen with tapas bar and side serving hatch all fixtures and fittings are included. There is a separate store room and separate male and female toilets all kept in beautiful order with lovely floors and décor this is a fantastic café bar, fully operational for immediate opening.

The rent is paid up until April 2007, in this area it usual for the landlords to take rent 12 months in advance with ongoing lease which has 9 years left to run and is renewable, the terrace does not have a separate tax and the rent is 13,000€ per year although this is paid until April 07.

This excellent café/bar is extremely superior to most of the others in this area which is the largest tourist area in Costa Almeria, all this makes it a fantastic buy as there is also a huge ongoing building programme in this area which can only bring in more trade.

Additional Features:

- Parking - Yes
- Air Conditioning - Ceiling Fans
- Terrace - Yes
- Town Bar - Yes



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