

Leasehold - Los Cristianos - 10062

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|---------------|------------------------------|-------------|------------------------|
| Property type | Leasehold | | |
| Location | Los Cristianos, Arona | | |
| Views | Street view | | |
| Sale | 60 000 € | Reference | 10062 |
| Built area | 100m² | Living area | 48m² |
| Terrace | 50m² | Bedrooms | 0 |
| Bathrooms | 2 | | |

Transfer of business premises with bar-cafeteria license – Loro Blanco.

Investment opportunity in a business premises ready to operate from day one. It currently holds a bar-cafeteria license, allowing immediate continuity without additional administrative procedures.

The property has approximately 100 m2 (approximate surface), distributed into around 50 m2 interior space and a 50 m2 private terrace, a key added value to maximize profitability and customer turnover.

The premises offer a functional layout with a lounge area, kitchen, and 2 bathrooms (one adapted). Total capacity is approximately 36 people, optimized for efficient operation.

It is delivered fully equipped, including machinery, furniture, refrigeration units, freezers, POS system, and all necessary elements for operation. Updated electrical installation and security alarm system already installed.

There is also the possibility to install a Filtronic system (electrostatic air purification), eliminating the need for an external smoke extraction system, expanding business possibilities (hot kitchen, menu expansion, etc.) without major structural investments.

An excellent opportunity for investors or industry professionals seeking an operational business with a contained investment and potential for growth through concept and offer optimization.

Financial conditions:

Transfer price: €60,000

Monthly rent: €1.200 + withholdings

Deposit: 1 month rent

IBI (property tax): €0/year (paid by the owner)

Community fees: €0/month (paid by the owner)

Year of construction of the complex: 1980, renovated in 2022

Asten Realty reference: 10062



