

Business - Puerto de Santiago - 7009

Property type	Business		
Location	Puerto de Santiago, Santiago del Teide		
Views	Ocean view, Street view		
Sale	490 000 €	Reference	7009
Built area	315m²	Living area	290m²
Terrace	20m²	Bedrooms	0
Bathrooms	7		

The business is located on the seafront, directly facing the well-known Playa La Arena, in an area with constant tourist flow within the commercial centre of Santiago del Teide, South Tenerife (Postcode: 38683).

The premises have a total surface area of 315 m² and are situated on the main avenue, where the beach can be reached within a few metres simply by crossing the street. The property is surrounded by restaurants, bars and various tourism-oriented businesses, ensuring high customer traffic throughout the year.

The business has day and night operating authorization until 5:00 AM and complies with all required regulations, including emergency exits, disabled-access toilets, ventilation system and approved electrical installation.

The nightclub is fully equipped with a sound system, LED lighting on walls, ceilings and floors, as well as air conditioning. It also includes several under-bar refrigerators, televisions, a cold storage room, storage areas, a billiard area with two tables, tobacco vending machine, and additional equipment.

The premises feature an enclosed terrace as well as the right to use an outdoor terrace facing the street, allowing additional tables and seating capacity.

The property was renovated prior to its closure and is in perfect maintenance condition.

There is also the possibility to purchase a separate garage/storage space of 121 m² located in the basement directly below the bar.

Do not hesitate to contact us for further information.

Community fees: €208/month.

Property tax (IBI): €280/year.

Asten Realty Reference: 7009.

