Business - Puerto de Santiago - Las Vigilias - 9966

Property type	**Business**
Location	**Puerto de Santiago, Santiago del Teide**
Complex	**Las Vigilias**
Views	**Partial ocean view, Street view**

Sale	**299 000 €**	Reference	**9966**
Built area	**129m^2**	Living area	**129m^2**
Terrace	**35m^2**	Kitchen	**Open-plan**
Bedrooms	**0**	Bathrooms	**1**
Floor	**1**	Furniture	**Partly**

Sale price of the premises: €299.000
Price for transfer of the business: €35.500 + rent €2.500 per month + expenses.
Commercial premises with excellent business potential are offered for sale, located in the Varadero area, in Puerto de Santiago, next to the HiperDino Varadero supermarket and surrounded by restaurants, tourist apartments and active businesses.
The property has a total surface area of approximately 129 m², distributed in three spaces:

- Basement: 64,50 m²
- Ground floor: 32,25 m²
- Closed terrace: 32,50 m²

The ground floor with direct access from the street allows the creation of a comfortable customer service area, while the spacious basement is ideal for kitchen, storage, preparation, offices or work area. One of the main attractions of the premises is its covered terrace, which allows the commercial space to be expanded for tables, lounge area or product display.
The Varadero area has activity throughout the year thanks to the combination of residents, holiday tourism and vacation rentals, which generates a constant flow of potential customers.
This property represents an excellent opportunity for entrepreneurs or investors who wish to develop a business in a consolidated tourist area in the southwest of Tenerife.
Due to its location, size and terrace, the premises are particularly suitable for different types of activities, for example:
Gastronomy and hospitality:

- café or brunch café;
- artisanal ice cream / gelato;
- wine bar or tapas bar;
- small restaurant or gastrobar;
- healthy take away or poke bar.

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Tourism-oriented businesses:
- excursion or experience agency;
- bicycle or electric scooter rental;
- real estate office or vacation rental management.

Services and wellness:
- beauty center or beauty salon;
- yoga or pilates studio;
- massage or wellness center.

Retail:
- gourmet shop or delicatessen;
- boutique with local products;
- showroom or specialized shop.

The two-level layout allows the commercial area and the operational area to be conveniently separated, increasing the functionality of the space for multiple activities.
Community fees: €50 per month.
Year of construction: 1985.
Reference Asten Realty: 9966