0 bedroom Commercial property in Moraira

Ref: ROLCBDE1621

€158,000

Property type : Commercial property

Location : Moraira

Bedrooms : 0

Bathrooms : 0

Swimming pool : No

Views : Sea views

House area : 110 m²

- Close to sea
- Terrace
- Airconditioning

This is a wonderful opportunity to take over one of the few certified 100% gluten free restaurants in Spain. This restaurant has been a labour of love for the present owners for the last nine years. Clients travel from all over our region to enjoy the menu here, safe in the knowledge that the food is gluten free and many locals call in for coffee or a glass of wine or to enjoy all the homemade food that is on offer. The restaurant is also conveniently located close to the town centre and the beach so no need for a car and it is a lovely walk along the coast road. The current owners completely renovated the property when they took over, the roof, the walls and floor tiling and the two guests toilets. The restaurant and business are managed by a completely computerised system, from purchase orders to table orders it is all there and this restaurant prides itself on providing quick service so the clients are never kept waiting. The owners are prepared to stay and work with the new owners so that it will be a seamless changeover.- Key points:- Sea views- Current capacity: Seating for 37 inside, seating for 10 in the sofa area in the open naya and then seating for a further 40 on the outside terrace- Sliding glass doors for the entrance to the inside restaurant with air conditioning- A bar and considerable wine storage in the restaurant- Two guest toilets, one of which is equipped for disabled clients- Fully fitted kitchen with a large storage annex including extra fridges and freezers- Externally, at the back of the restaurant, there are storage units for bar kegs and soft drinks- The restaurant has cameras both inside and inside for security- The current owners open the restaurant from March to November, closing in December, January and February- They presently close on Tuesdays- In the summer the bar/restaurant is open from 12.00 until 11.00 with the kitchen being closed from 4.00 until 7.00- In the winter months it is open from 6.00 until 11.00- Currently there are four contracted staff with extras employed in the summer- Annual costs:- Community fees including the use of the outside terrace 375€- Rubbish tax 500€- The property tax is paid by the owners- Rent 1500€ per month- Lease period normally five years- The present owners will provide an inventory of what will be included- Do not delay your visit to this unique and profitable restaurant with potential to grow the business even more.

VICENTE BAORE