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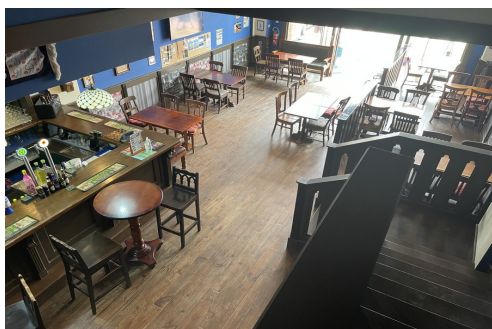
Price: 55,000€



-  **Commercial**
-  **San Javier**
-  **3 Bathrooms**
-  **280m² Build Size**
-  **Air conditioning: Yes**
-  **Parking: Yes**
-  **Beach: 10 Minutes**
-  **Shops: 5 Minutes**
-  **Airport: 30 Minutes**

A fantastic opportunity to purchase a thriving bar and restaurant in San Javier, Murcia. With 8 years remaining on the current lease/traspaso, and located on a very busy and popular road, with ample parking along the road and street. All fixtures and fittings including stock is included in the price. There is also seating out to the rear of the bar, but this is not currently licensed by the townhall.

There is a licensed terraced which is fenced off on the parking opposite the bar and further tables are just outside the bar under the canopy. Inside, downstairs can seat 70 customers and upstairs if the snooker table was removed, a further...



r 40 people could be accommodated. In the main bar, there are 5 decent televisions showing all major sporting events and upstairs is another TV and a snooker table and dart board.

The kitchen currently produces breakfast, lunches and evening food 7 days a week. The kitchen was totally refitted in 2020 with all new units, cookers and burners. The bar and restaurant are air/conditioned with dual hot and cold. There are three restrooms, ladies, gents and disabled. All these restrooms were totally refitted 6 months ago by the current owner and the whole place has recently been rewired. There is a stock and barrel room opposite the kitchen. Downstairs, you have just under 200 sqm of usable space and upstairs, just over 50 sqm.

The rent is 1,500 € per month including insurance and IBI (council tax). Current utility bills are running approx. electric 600 € per month and water 270 € per quarter. The front terrace that sits on the parking spaces is 2,000 € per year. The price we have quoted here is to retain the long running members of staff. If this is not the case, please contact us for further details.

San Javier is one of four municipalities whose identity is inextricably intertwined with that of Europe's largest inland saltwater lake, the Mar Menor. 73 kilometres of interior waterfronts and over 40 kilometres of beaches are enclosed by a 21-kilometre long sandspit, La Manga del Mar Menor creating unique bathing conditions with warm, shallow water. There are over 25 golf courses in the surrounding areas and Murcia international airport is just 25 minutes away.

Tourism is one of the municipality's principal activities, creating employment in the services sector, with hotels, bars and restaurants, property management, rentals and sales professionals all servicing the tourism and leisure sectors.

Warm thermal winds and shallow waters create ideal conditions for watersports, and San Javier offers excellent opportunities for both beginners and improvers who enjoy sailing, windsurfing, kitesurfing and diving from the many specialist centers within San Javier.

An established ex-pat community has grown up within San Javier, in areas such as Roda, taking advantage of the warm climate and busy cultural offering, which includes the San Javier Jazz Festival, the Carnival in Santiago de la Ribera and the many events run by social support groups and charities within the ex-pat community. The inauguration of two new high-tech hospitals in both The Mar Menor Los Arcos Hospital in San Javier and the Santa Lucia Hospital in Cartagena are an added attraction, ensuring quality healthcare.



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