



Business Opportunity - Licensed Bar/Restaurant Close to Beaches in Galé, Albufeira

Commercial in Albufeira

ref. **IP1024AB**

650.000€

This FULLY LICENSED and successful bar & restaurant is located in a prime position just 80 metres away from a branded beach front hotel and only 850 metres from the closest beach with the popular Galé beach a 20 minute walk.

The restaurant had been successfully trading since 1996 as an Italian restaurant and with the current owner for the last 8 years as a popular Irish Bar with games areas and a varied menu including breakfasts, proving this location will always have a high tourist population for a busy and successful business no matter the theme. The building itself is for sale along with the goodwill, so it is freehold, not rented (trespass) that is for sale. It is located in a condominium of 24 apartments with communal pool and there are 5 other commercial units adjacent to it operating as shops or office space.

The restaurant has a full, newly extended, industrial stainless steel kitchen, a spacious main dining room of 118m² with seating for 50-60 people, two lovely outside terraces with room for a further 30-40 seats.

The basement area has the restaurants' guest W.C's and many storage rooms that have been divided up, a second kitchen for food preparation and a large office. With planning permission this space could easily be turned into further commercial space such as a games room. At the side of the building and belonging to this business is a ramp leading down to a covered carport with space for 4 cars which is also useful for deliveries to the storerooms.

Status	Exclusive
Type	Commercial
Energy	C
Year of Construction	1996
Year Renovated	2016
Plot Area	300
Built Area	246



The restaurant will be sold fully furnished and equipped ready to start trading.

The licencing hours are from 8 a.m. until midnight.

Features:

Fully equipped industrial stainless steel kitchen with turbo oven, gas cookers, fridges, freezers, storage etc.

Fully equipped bar with many fridges and glass fronted display coolers.

Air conditioned throughout.

Alarm system

Wi-Fi

Large basement

2 Terraces

Distances:

Walking distance to most amenities including a minimarket, ATM's and pharmacy

850 metres to a beach

1.5 km to Galé beach

3.2 km to Albufeira Marina

4.5 km to the "Old Town" of Albufeira

8.9 km to Algarve Shopping Mall

3.4 km to the nearest golf course at Salgados

3.3 km to the nearest school

45 minutes' drive to Faro international airport



Gallery



1. Restaurant - Bar



2. Bar



3. Restaurant



4. Games Area



5. Games Terrace



6. Kitchen



7. Kitchen



8. Communal Pool



9. Stairs to Basement



10. Guest W.C.'s



11. Nearby Beach



12. Galé Beach at Sunset