

Charming Cafeteria with Large Terrace on transfer – Unique Pet Friendly Concept in the Area



0

Bedrooms



2

Bathrooms



70 m²
Built



0 m²
Total



35.000€
Price

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Description

????? PET-FRIENDLY CAFE FOR SALE WITH LARGE TERRACE AND LOYAL YEAR-ROUND CLIENTELE~~A ??unique 70 m² bar-café is available for sale in a high-density residential area. It boasts a loyal clientele year-round and a distinctive concept that makes it a one-of-a-kind business in the area.~~This establishment has become a popular meeting place for neighbors, families, and dog lovers, thanks to its pet-friendly concept, which even includes homemade cookies and birthday cakes for dogs, creating a loyal customer base.~~A modern, welcoming, and distinctive concept that fosters a vibrant atmosphere and repeat business.~~????? A culinary offering that attracts customers~~The establishment stands out for its homemade pastries and cakes, as well as a menu highly appreciated by customers:~~• Crepes~• Waffles~• Croissants~• Custom cakes for birthdays~• Ice cream~~? Star product: the authentic Italian “Pinsa,” a specialty similar to pizza but with a lighter, more digestible dough, which has become one of the restaurant's biggest draws.~~For its preparation, the establishment has a professional electric stone oven specifically designed for pinsa, adding significant value to the business.~~????? Pet-Friendly Concept (a key differentiator)~~One of the few places in the area where customers can bring their pets, even offering products specially designed for them, which generates a very loyal clientele and a strong brand identity.~~????? Premises Features~~• Area: 70 m²~• Corner unit with excellent visibility~• Possibility of two entrances~• Separate kitchen~• Storage room/warehouse~• Men's and women's restrooms~~????? Terrace~~• Spacious front terrace with capacity for approximately 20 people~• Possibility of adding a second side terrace, expanding the business's potential~~Indoor capacity: 20-25 people~Current terrace capacity: 20 people~~????? An ideal opportunity for~~• Entrepreneurs in the hospitality industry~• Brunch or specialty coffee concepts~• Pet-friendly businesses~• Italian cuisine or street food~~A business with a distinctive concept, a loyal clientele, and great growth potential in a well-established residential area.~~????? For more information or to schedule a visit, please contact us.~~The transfer price includes the real estate agency's brokerage fees, which will be paid in full by the transferor.~~This price does not include the Property Transfer Tax (ITP) applicable to the transfer of the business, which must be paid by the acquiring party in accordance with current tax regulations in the Balearic Islands. The current indicative rate is 4% of the transfer price.~~This transfer is not subject to VAT, in accordance with applicable tax regulations.~

Details

- ✓ Ref: 100BG141
- ✓ Air conditioner
- ✓ Heating
- ✓ Cornered

- ✓ Energy certification:
- ✓ Heating
- ✓ Cornered
- ✓ Light