



A Unique Opportunity: Commercial Premises for Sale, Including a Residence and a Parking Space, in AI

**3**

Bedrooms

**1**

Bathrooms

**44 m²**
Built**0 m²**
Total**0€**
Price

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Description

After 18 years, the time has come to move on to new horizons...~Discover this exceptional commercial premises available for sale, situated in the heart of Port d'Alcúdia, just 150 metres from the beautiful Playa d'Alcúdia.~With a built area of 44 m² and a usable area of 70 m², this property is in excellent condition, ready for you to run your business. ~YOU CAN TAKE OVER THE FRANCHISE, which ensures you retain your existing customer base. Although this isn't compulsory, it's an option should you wish to set up a different business.~The monthly rent is competitive at just €3,400, with a TEN (10) YEAR LEASE, which includes not only the commercial space but also a flat situated above the premises; this flat measures 64 metres and is fully fitted, featuring three double bedrooms, perfect for a comfortable lifestyle alongside your work. ~It also has two toilets and a lovely terrace, ideal for enjoying sunny days or serving customers outdoors.~The strategic location guarantees a constant flow of foot traffic thanks to its proximity to hotels and local tourist facilities.~~IMPORTANT~The current tenant can show you how to make the ice cream, and before the start of the next season, they can come along to help with the production or check that it is made correctly.~~TERMS AND CONDITIONS~~TRANSFER PRICE: €165,000~RENT FOR PREMISES, ACCOMMODATION AND CAR PARK: €3,400~AGENCY FEE: 1 MONTH'S RENT~SECURITY DEPOSIT (as this is a commercial property): 2 months' rent.~AVAL EXTRA 3400€~~~~

Details

- ✓ Ref: 00092
- ✓ Parking place

- ✓ Energy certification:
- ✓