



**Tipo de vivienda :** Local comercial

**Sup. vivienda :** 661 m<sup>2</sup>

**Localidad :** Hondón de los Frailes

**Dormitorios :** 1

**Baños :** 2

✓ Electricidad de la red

✓ Agua de la red

✓ Aire acondicionado

✓ Chimenea

✓ Sistema de alarma

✓ Barbacoa

✓ Terraza

## Bar and Restaurant for Sale or Rent-to-Buy in Hondon Valley, Exceptional Opportunity for Entrepreneurs

We are excited to present this remarkable bar and restaurant located in the picturesque Hondon Valley area. This fully equipped establishment offers a prime main road position with ample parking and a music entertainment license.

### Property Highlights

- High Turnover & Profit: Established in 2020, the business boasts a high turnover and substantial net profit.
- Fully Refurbished: Recently upgraded with a new commercial kitchen, music entertainment system, air conditioning, and central heating.
- Versatile Venue: Ideal for live entertainment, music evenings, and various functions such as weddings and birthday parties.
- Ample Space:
  - Front open terrace: 98m<sup>2</sup>
  - Front enclosed terrace: 110m<sup>2</sup>
  - Bar/dining area: 170m<sup>2</sup>
  - Additional areas including storeroom, kitchen, and toilets: 183m<sup>2</sup>
- Additional Features: Includes a built-in wood pizza oven, walk-in fridge/freezer, and a log-burning fire.
- Separate 1-Bed Apartment: Attached for convenience or additional rental income.
- Outdoor Storage: Large storage room and an elevated terrace with stunning mountain views.

### Rent-to-Buy Option

The rent-to-buy option offers a flexible pathway to ownership, allowing you to:

- Test the Business: Operate the establishment while making rental payments that contribute toward the purchase price.
- Manage Finances: Spread out the financial commitment over time, easing the immediate burden of a full purchase.
- Secure Investment: Lock in the current property price while generating income and building equity.

### Benefits of Rent-to-Buy in Spain

- Accessibility: Lower initial investment makes it easier to start your business.
- Flexibility: Provides time to secure long-term financing or adjust business strategies.
- Immediate Operation: Begin running the business right away, benefiting from existing customer base and infrastructure.

### Prime Location

- Hondon Valley: Nestled in the beautiful Hondon Valley, offering serene countryside and breathtaking mountain views.
- Climate: Enjoy over 320 days of sunshine, perfect for outdoor events and dining.

### Why Choose This Property?

This bar and restaurant is a fantastic business opportunity, fully operational and ready for its next chapter. With its high standards of refurbishment, extensive facilities, and prime location, it is well-suited for hosting large events and functions. The attached apartment adds further versatility and value.

Whether you're looking for a direct purchase or a rent-to-buy option, this property is poised to deliver success and satisfaction. Don't miss this chance to own and operate a thriving business in the beautiful Hondon Valley.