

ALL IN

real estates



Commercial Premises in Las Lagunas

Bedrooms

0

Bathrooms

0

Built

153m2

Terrace

0m2

R5412955

**Commercial
Premises**

Las Lagunas

580.000€

Unique Restaurant for Sale Next to El Corte Inglés in Mijas A fully equipped corner restaurant with outstanding commercial potential. A magnificent restaurant is for sale in Mijas Costa, located next to El Corte Inglés in Mijas, in a highly valuable commercial setting with excellent visibility, natural customer footfall and an ideal position for developing an ambitious hospitality business. This is a premises with a presence that is hard to find in the area: ground floor, façade on two streets, direct access from the public road and a layout fully designed for restaurant/café use. A property conceived for those looking for more than just a commercial unit: a space with image, functionality and genuine business potential. The property has approximately ****152 m2 built**** and ****127.72 m2 usable****, efficiently distributed into an entrance area, lobby, spacious public bar area, working bar, dining room, kitchen, cold room, patio, lockable storage room, bar pantry and toilets, including an accessible toilet. The restaurant is perfectly prepared for hospitality use, with a highly complete configuration that is difficult to match on the Costa del Sol. Its design includes the essential areas required for professional operation: customer service area, work area, kitchen, storage, cold room, electrical installations, air conditioning, domestic hot water, lighting and auxiliary spaces typical of a fully operational restaurant. Its corner location provides exceptional commercial visibility, further enhanced by its proximity to one of the main points of attraction in the area:

El Corte Inglés in Mijas. This combination of location, layout and equipment makes the property a particularly attractive opportunity for both hospitality entrepreneurs and investors seeking an asset with strong commercial potential. A top opportunity to establish or continue a restaurant project in a consolidated area, with excellent exposure, a professional layout and commercial potential that is hard to find in the surrounding area. ## Key Features * Strategic location next to El Corte Inglés in Mijas. * Corner restaurant with façade on two streets. * Premises perfectly prepared for hospitality activity. * **152 m2 built** and **127.72 m2 usable**. * Professional layout: bar, dining room, kitchen, cold room, storage room and toilets. * Accessible toilet. * Excellent commercial visibility and direct street access. * Top opportunity for a restaurant business in Mijas Costa. * Commercial asset with high business potential. * A property that is difficult to match in the area due to its location, layout and projection. Contact us today for more information or to schedule a private visit. Estimated expenses to be paid by the buyer: The purchase is subject to the Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), for which the maximum general rate is 7%. The taxable base will be the higher of the price stated in the deed and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. The costs of the notarial deed and registration with the Property Registry are governed by official fee schedules (Royal Decree 1426/1989) and (Royal Decree 1427/1989), respectively. Estimated costs range from €500 to €2,000 for notary fees and from €250 to €1,500 for registry fees. Administrative agency (if hired voluntarily, fees are unregulated): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Estimated total cost to the buyer: €638.000. This estimate is for guidance only and is provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Brokerage fees are paid by the seller.

Access for people with reduced mobility
Wood Flooring

Access for people with reduced mobility

Marble Flooring