

MIJAS

359 000 €

■■■■■■■■ R5453527

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An excellent investment opportunity. This is the sale of the commercial premises, not a business transfer (not a leasehold or goodwill sale). The property is currently occupied by a well-established restaurant with a tenant in place. The premises are sold with the existing tenant, generating a monthly rental income of €1,275. The lease includes an automatic annual rent increase of €50 every October, and there are 8 years remaining on the current rental agreement, providing secure and stable income from day one. Located in Las Lagunas de Mijas, the property enjoys an excellent location in a busy commercial and residential area with high visibility and easy access. As an added benefit, the sale also includes a private parking space, which is not included in the tenant's lease agreement. This gives the new owner the flexibility to use it personally or rent it out separately for additional income. Key Features Commercial premises for sale – this is NOT a business transfer. Restaurant currently operating with a tenant in place. Monthly rental income: €1,275. Automatic €50 annual rent increase every October. 8 years remaining on the current lease. Private parking space included in the sale ■(not ■leased ■to ■the tenant). Prime ■location ■in ■Las ■Lagunas ■de Mijas. A ■perfect ■opportunity for ■investors ■looking for ■a ■property ■with ■immediate rental income, ■long-term ■security, ■and ■excellent ■investment ■potential.

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