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LW
Estates

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Commercial in Huelin

Reference: R5437123



Bedrooms: by request

Bathrooms: 2

M²: 110

Price: 140,000 €

Status: Sale

Property Type: Commercial Parking places: by request

Printing day : 21st August
2026





Overview: Restaurant-pizzeria transfer: High profitability, ready to operate and optimised size in Huelin. Are you looking for an agile, efficient business model with proven profitability from day one? This Italian restaurant-pizzeria, successfully operating since 2017, represents a strategic opportunity for investors or hospitality professionals who value operational efficiency. While the competition struggles with high staff and maintenance costs, this establishment stands out for its intelligent design and low fixed costs. A business built on reputation With a rating of 4.7 stars on Google and 4.8 on Tripadvisor, along with a database of more than 2,000 loyal customers, this transfer offers immediate goodwill. With all licences active, a secure acquisition without administrative complications is guaranteed. Smart and versatile layout (110 m²) An easy-to-run and highly efficient venue, where you don't waste space and save money on staff thanks to its smart layout. It has a very competitive monthly rent:

- Main restaurant (70 m²): Dining room with capacity for 30 diners. Includes a professional kitchen equipped with a stone pizza oven, city gas oven, certified Filtronic extractor and complete industrial machinery (dishwashers, freezers and preparation tables). Toilet adapted for people with reduced mobility.
- Side room (40 m²): Total flexibility for private events or additional capacity for 20 covers. Includes a second toilet and large storage area.
- Year-round terrace: 30 m² space equipped with awnings and heating, providing 42 additional seats. This area guarantees continuous income regardless of the season.

Strategic location: The 'San Andrés' effect Located next to Huelin Park and just a few minutes from the main station, the restaurant benefits from a loyal, medium-high profile, international clientele. Unlike saturated tourist areas, this location offers:

- Less competition: Positioning as a local benchmark with minimal customer acquisition costs.
- Future appreciation: The approval of the new San Andrés Marina (luxury moorings, auditorium and shops) guarantees an imminent increase in customer flow and property value.

The Opportunity This turnkey business is ideal for those seeking immediate profitability without the need for renovations. Perfect for a signature cuisine, bistro or speciality ■concept ■where ■quality ■and personal ■service ■take ■precedence ■over mass ■volume. Don't ■miss the ■opportunity to position ■yourself before ■the marina's ■definitive boom. Contact us ■today ■to ■arrange ■a ■private ■viewing.

Features:

None, Air conditioning