



**OPPORTUNITY | Successful Café/Bar at Espiche for Sale - Lagos**

**129,000 €**

**Property Details**

Reference:	855
Bedrooms :	-
Bathrooms :	2
Size of plot :	-
Gross Construction Area:	40
Construction year :	-
Energy Efficiency :	C
Condonium:	-

**Property Features**

Bar	Equipped Kitchen	Storage
Close to the Beach	Fiber Optic Internet	Terrace
Close to the Golf Course	Furnished	
Close to the Town	Patio	

**Office : Lagos**

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## Property Description

Are you looking for a great business opportunity in the Lagos area? Look no further than this long-running café/bar that has been open continuously for over a decade and is now available on a freehold basis.

**LOCATION:** Located in a popular village close to tourist hotspots like Lagos, Praia da Luz, and Burgau, this business has plenty of potentials to attract a wide range of customers. The Boa Vista and Espiche golf courses are also just a short drive away, making this café/bar a perfect spot for a quick refreshment after a round of golf. The café/bar lies on the main road through the village, with plenty of passing traffic.

**FEATURES & SIZE:** The business (approx. 40m<sup>2</sup>) has seating for at least 28 people, indoors and outdoors, and provides a fully equipped bar and kitchen. Currently licensed from 09:00 to midnight, there is potential to increase revenue by serving evening food. The business is currently open during the day, but longer opening hours and an extended menu could increase takings. Plus, the village is home to various nationalities. Portuguese, English, and German are the most common languages spoken, meaning there is an excellent opportunity to cater to a diverse customer base.

The current owner is selling due to health reasons but is happy to provide assistance and local knowledge to the new owner.

Take advantage of this fantastic opportunity to own a successful business in the heart of the Lagos area in the sought-after ALGARVE.