



Revival Bar – Business Transfer Opportunity (Traspaso)

 **Caleta de Fuste, Fuerteventura**

Business Overview

Fantastic opportunity to take over a well-positioned bar in a prime central location in Caleta de Fuste, one of Fuerteventura's most popular tourist destinations.

The premises offers approximately 100 m² of space and benefits from a strategic position in a busy, high-footfall area with excellent visibility. The location enjoys a consistent flow of both residents and tourists throughout the year, making it ideal for a successful hospitality business.

Surrounded by hotels, holiday accommodation, restaurants, bars, and essential local amenities, this is a strong trading location with proven demand and high potential for growth. The flexible layout allows for a variety of bar or hospitality concepts, making it suitable for both experienced operators and new investors.

Business Transfer (Traspaso) Details

- Traspaso Fee: €10,000
- Refundable Deposit: €10,000 (Refundable upon contract termination, provided all contractual conditions have been fully met)
- Monthly Rent (First 6 Months): €1,500 (Reduced rate to support business setup, stock investment, and establishment period)
- Monthly Rent After 6 Months: €3,500 (negotiable)

Important Notes

- This is a business transfer (Traspaso) only
- The premises is not for sale
- Ideal opportunity for someone looking to launch or expand a hospitality concept in a high-demand tourist area

REFUNDABLE DEPOSIT CONDITIONS

The refundable deposit of €10,000 ("the Deposit") is held as security for the performance of the Tenant's obligations under the Lease and Business Transfer Agreement.

The Deposit shall be returned in full upon termination of the agreement, provided that all of the following conditions have been satisfied:

1. All rent payments have been paid in full and on time throughout the term of the agreement.
2. There are no outstanding charges, including but not limited to electricity, water, internet, waste collection, community charges, taxes, or any other services connected to the premises.
3. The premises are returned to the Landlord in a clean, safe, and reasonable condition, allowing for fair wear and tear.
4. No damage has been caused to the property, fixtures, fittings, equipment, furniture, or installations beyond normal wear and tear.
5. Any alterations or improvements carried out by the Tenant have been approved in writing by the Landlord and comply with applicable regulations.
6. The Tenant has complied with all obligations contained within the Lease Agreement and Business Transfer Agreement.
7. The required notice period for termination has been provided in accordance with the Lease Agreement.
8. All keys, access cards, alarm codes, licences, and relevant documentation relating to the premises have been returned to the Landlord.
9. No legal claims, fines, penalties, or enforcement actions relating to the Tenant's occupation or operation of the business remain outstanding.
10. Any inventory, equipment, or assets included within the business transfer agreement are returned in substantially the same condition as at commencement, allowing for normal business use.

The Landlord reserves the right to deduct from the Deposit any unpaid rent, charges, damages, repair costs, cleaning costs, legal costs, or other sums due under the agreement.

Any balance of the Deposit due to the Tenant shall be refunded within 30 days of termination of the agreement and completion of the final inspection of the premises.

Deposit Amount: €10,000.