

## **FUN IN THE SUN BAR/RESTAURANT**

- 1900€ p/m
- 5 Year Lease with option to extend
- 23 seats interior
- 36 seats exterior
- Water approx 100€ p/m
- Electric approx 1200€ every 2 months
- Two months deposit plus a months rent down
- 2 new bathrooms
- Stock room
- All electric upgraded
- All stock/furnishings included
- Accounts available

1.- There are two independent locals so two leases will be signed, one for each premises (1º) number 11-2B of 90m2 and terrace of 23m2 (2º) 12-3A of 32m2 and terrace of 25m2 - the contracts are signed jointly and inseparable between them.

2.- Use; other than housing - specifically bar-restaurant.

3.- Facilities and waxes owned by the landlord; current state of living room, kitchen, bathrooms (2), terrace and warehouse (local 2º) - electrical installations with bulletin - water installation in kitchen, bathrooms and bar with bulletin - extractor hood with motor - terrace awning - lighting and water gutter on terrace.

4.- Furniture owned by the tenant; dining room and terrace furniture - refrigerators (#?) - freezer (#?) - kitchen machinery (according to the list provided by the current tenant that will be listed in the annex to the contract).

5.- Waivers; right to any work on the premises, rights of assignment and sublease, right of preferential acquisition.

6.- expenses, taxes and domiciliation; obligation of taxes for activity, supplies, activity insurance, civil liability insurance and fees / spills of the community of owners.

7.- Deposit; 2 months in advance, without the right to discount in the last months of the contract.

8.- Rent;

Local 1º; 17,040€/year - 1.420€/month - withholding 19% (-269.8€/month) - igic 7% (+99.4€/month) = income 1,249.6€/month

Local 2º; 8,880€/year - 740€/month - withholding 19% (-140.6€/month) - igic 7% (51.8€/month) = income 651.2€/month

9.- Solvency / guarantee; (of the company, the administrator or the guarantor); guarantee equivalent to 12 months of rent in the form of a bank guarantee. In case of punctual fulfilment of the monthly rents during the first year, guarantee equivalent to 9 months of rent the rest of the period of validity of the contract.

10.- Documentation; public deed of incorporation and registration in the commercial register of the company, appointment of the administrator (also nationality and NIE of the administrator).

Price 45,000€ TRASPASO