

Simcat XXI Figueres

C/ Empordà, 34 Baixos Figueres

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Reference:	1183-6335	
Property type:	Commercial	
Sale/rent:	For share	
Price:	126.000 €	
Condition:	Good condition	SIMC SIMC

				ESCALA DE LA CALIFICACIÓN E	NERGÉTICA	Consumo de energía kWh/m² año	Emisiones kgCO <sub>2</sub> /m <sup>2</sup> año
Town:	Figueres			A más eficiente B			
Province:	Giro	าล		C			
Postal code:	17600			D			
Zone:	Muse	eo Dalí		F			
				<b>G</b> menos eficiente		In pro	Cess
Sqm built:	267	Stays:	4	Toilets:	2		

## **Description:**

Bar-restaurant for rent, excellent location in Figueres, with two entrances, one to Ronda Jacint Verdaguer with a terrace and another to Pujada el Castell street also with a terrace and awnings.

Entering the bar we have a large bar, and a restaurant area on the ground floor for X diners, a fully equipped XXXm2 kitchen.

On the first floor there is space for private celebrations for X diners and in the basement there is 1 office and bathrooms. The Bar-Restaurant is delivered in perfect conditions of use, with furniture and machinery included.

This transfer is €126,000 with rent for an initial 10 years at €3,000 per month. (Possibility of direct sale, not rent with purchase option)