

# SPANISHSTATE

<https://www.spanishstate.com/commercial-premise/doninos-de-salamanca-37120/6377403/>

## commercial premise for sale Doñinos De Salamanca, Campo De Salamanca



**BUSINESS TRANSFER OPPORTUNITY: PREMIUM GASTRO-BAR IN FULL OPERATION~Immediate ROI | Fully Licensed | Trading Successfully Since 2019**~~Best-House Corner is proud to present one of the most robust business transfer opportunities in the current hospitality sector. We are offering the leasehold assignment of a modern tapas and small-plates bar, featuring a demonstrable track record of success and a strategic location. This is the ultimate opportunity for entrepreneurs or hospitality groups seeking a "turnkey" asset, fully fitted and generating active turnover from day one.~~Core Asset Value~Licensing & Compliance: The premises feature a certified extraction system and hold all requisite operating licences. This eliminates months of bureaucratic delays and additional legal expenses.~~High-Specification Infrastructure:~~A professional commercial kitchen, fully equipped and maintained to an exceptional standard.~~High-capacity walk-in cold room and a dedicated logistics storeroom exceeding 9 m2.~~Recently refurbished designer cloakrooms.~~Maximum Outdoor Yield: The transfer includes a pavement licence for a 16-table terrace (44 m2)—a fundamental asset that secures consistent cash flow throughout the year.~~Interior Design & Ambience: Contemporary premises featuring exposed brickwork and timber detailing. The inviting atmosphere accommodates 6-7 high tables alongside a high-velocity service bar.~~Why This Transfer is a Strategic Move~Elimination of Initial Trading Loss: Unlike a traditional start-up, there is no downtime for construction or licensing approvals. You are acquiring the Goodwill of a business with a loyal customer base and a reputation established over five years. All fixtures, fittings, and equipment (FF&E) are included, ensuring your sole focus is managing an already successful operation.~~Terms of the

Transaction~This business represents a secure investment due to its immaculate condition, removing the need for capital expenditure following the takeover.~~PROFESSIONAL MANAGEMENT BY BEST-HOUSE CORNER~~Do not miss the chance to lead a business with proven profitability. To discuss the premium (transfer fee) and monthly rental terms, please contact us today.~~Best-House Corner: Transforming opportunities into successful assets.~~Industry Terms Used:  
~Leasehold Assignment: The technical term for transferring a commercial lease and business (Traspaso).~~Goodwill: The established reputation and customer base of a business, which carries financial value.~~Pavement Licence: The specific UK permit required for outdoor seating/terraces.~~FF&E (Fixtures, Fittings, and Equipment): Standard industry shorthand for everything included in the sale.~~Premium: In British commercial real estate, this refers to the lump sum paid for the "traspaso" itself.~~Capital Expenditure (CapEx): The money spent on maintaining or improving fixed assets; here used to say no extra investment is needed.

## property details

Spanishstate id:	<b>6377403</b>
reference::	<b>14081-YGH</b>
close to/ located:	<b>Doñinos De Salamanca</b>
region:	<b>Campo De Salamanca</b>
property type:	<b>commercial premise</b>
rooms:	<b>5</b>
property surface:	<b>100 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 75.000</b>

## contact

real estate agent:	<b>Best House Guanarteme</b>
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