

## commercial premise for sale Valencia De Las Torres, Campiña Sur



There are businesses you set up. And there are businesses born with such a defined identity, such careful execution and such refined day-to-day operations that the real value lies not only in what you see, but in all the time, money, judgment and positioning the new owner saves from day one. This nail salon fits exactly into that category: a serious opportunity for anyone looking to step into an established beauty business with image, structure, profitability and future potential, without the wear, risk and slow pace of starting from scratch.~~With 118 sqm, the premises underwent a full renovation in 2019, carried out with a long-term vision and an unusual quality standard: renewed electrical panel and wiring, flooring, ceilings, plumbing, ducted ventilation and extraction system, as well as a designer refurbishment conceived to offer a coherent, aesthetic and professional client experience. The result is not simply attractive: it conveys order, trust, visual cleanliness and the feeling of a well-executed business, something increasingly hard to find.~~The layout is very well resolved for daily work and for the client's perception from the moment they walk in. It offers a reception area, a large main room of approximately 100 sqm, a private salon room, two bathrooms, storage-locker area and an office. All of this allows for client service, internal organisation, privacy when needed and comfortable circulation for both staff and customers. Operationally, this is a business ready to continue without interruption, currently trading, with internet, Wi-Fi, electricity and water in place, making the transition fast, natural and profitable.~~Beyond the premises and the renovation, there is also a clear business value here: very advantageous supplier agreements, discounted insurance, recurring income and strong profitability that allows a quick return on investment. This is not the transfer of an empty unit; it is the transfer of a structure already thought through, a concept already operating and a business base that allows you to keep generating revenue from the start, with a far more favourable entry curve than usual.~~The area enhances the whole opportunity even further. We are talking about a central, established, elegant and highly functional setting where residential life, commerce, services, offices, hospitality and quality pedestrian flow coexist. It is one of those locations that not only provides visibility, but also context: clientele with urban habits, spending capacity, sensitivity to personal image and ease in integrating beauty routines into daily life. In addition, the good connection with different parts of the city and the natural way the neighbourhood is lived make this location a genuine competitive advantage. It is not simply "being in the centre"; it is being in an area that supports the business, legitimises it and makes it more desirable.~~The reason for the transfer is personal, which allows the transaction to

be understood naturally rather than as a weakness in the project. The rent, at €1,200 all inclusive, is especially attractive in relation to the location, surface area, condition of the premises and level of implementation achieved. For sector professionals, hands-on investors or brands seeking to grow intelligently, this may be a hard-to-repeat opportunity: a salon with design, substance, trajectory and numbers, prepared to keep performing strongly from day one.~~What is being acquired here is not just an activity; it is time already won, positioning already built and a presentation that helps sell better, build loyalty sooner and transmit value without lengthy explanations. When a beauty business combines location, image, full refurbishment, contained occupancy costs and real ongoing operation, the market rarely offers many comparable opportunities with this balance and potential.

## property details

Spanishstate id:	<b>6368731</b>
reference::	<b>TV-RGV3097</b>
close to/ located:	<b>Valencia De Las Torres</b>
region:	<b>Campaña Sur</b>
property type:	<b>commercial premise</b>
rooms:	<b>5</b>
property surface:	<b>118 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 0</b>

## contact

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