

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



Restaurant for sale near Hospital Peset: a hospitality asset ready to operate or generate income.~Some properties are bought for their square metres. Others are bought for what they allow you to do from day one. This property belongs to the second category: a 167 m2 restaurant with a barrestaurant licence, smoke extraction to the roof, full equipment and a commercially strong location near Hospital Peset.~~This is a particularly interesting property for anyone looking for more than an empty groundfloor unit. This is not about starting from scratch, applying for licences, designing installations, taking on long refurbishment works or calculating the cost of turning a conventional premises into a viable hospitality space. Much of that path has already been completed.~~The location is one of the strongest points of the operation. The area around Hospital Peset generates constant daily movement: healthcare staff, workers, patients, companions, residents, local businesses and neighbourhood footfall. This combination creates natural demand for restaurant use, cafeteria service, breakfasts, midmorning meals, lunch menus, takeaway food or practical, recurring food concepts.~~For an investor buyer, the value lies in acquiring a property with real hospitality use and with elements that are difficult to improvise. Smoke extraction, licence, capacity, terrace and equipment reduce entry barriers and increase the versatility of the asset. It may be considered for direct operation, as an investment to lease to a hospitality operator, or as a property asset in an area with stable demand.~~For a professional hospitality buyer, the advantage is even clearer: buying the premises means controlling the property, avoiding dependence on a landlord and building a project with a longterm vision. In a sector where rent can affect future profitability, owning the space provides security, strategic margin and freedom to develop the brand, concept and team without the pressure of increasing rent.~~The premises are sold fully equipped, with machinery, furniture and installations that are practically new, from 2022. It has natural gas, ducted air conditioning, automatic shutters, automatic sliding door, accessibility adaptation and a staff toilet. It offers interior capacity for 63 people and an authorised terrace for 3 tables, with the 2026 terrace fee already paid.~~The layout and installations allow the activity to be reactivated quickly, the commercial concept to be adapted or a rental operation to be considered. The fact that it is currently closed offers an interesting reading: the buyer is not acquiring an activity conditioned by a previous brand, but a property prepared for a new project to begin with its own identity.~~This is not a purchase for someone merely looking for a cheap unit. It is a purchase for someone who understands that, in hospitality, certain elements have real value because they are not always easy to obtain: location,

licence, smoke extraction, equipment, capacity, terrace and immediate usability. When those pieces coincide, the property stops being just a groundfloor unit and becomes a business tool.~~The sale price is €350,000.~~A suitable option for property investors, hospitality groups, professionals wishing to consolidate their activity in Valencia or buyers looking for a property with real potential, not simply another asset. It may also be attractive for those wishing to acquire the property and subsequently lease it to an experienced operator, generating a possible rental income linked to an already prepared hospitality use.~~Information and viewings managed exclusively by Traspasos Valencia.~~Reference: TV10229~~For confidentiality reasons, the exact location is not provided without prior contact.

## property details

Spanishstate id:	<b>6383664</b>
reference::	<b>TV10229</b>
close to/ located:	<b>Valencia De Las Torres</b>
region:	<b>Campiña Sur</b>
property type:	<b>commercial premise</b>
rooms:	<b>not available</b>
property surface:	<b>180 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 350.000</b>

## contact

real estate agent:	<b>Bolsa Inmobiliaria Valencia</b>
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