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commercial premise for sale Valencia De Las Torres, Campiña Sur



Restaurant ready to reopen near Hospital Peset: location, licence and equipment without starting from zero~~Some premises force you to imagine everything. This one does not. The essential work is already in place: licence, smoke extraction, machinery, furniture, modern installations and a location with real daily footfall near Hospital Peset, one of those areas in Valencia where hospitality does not depend only on evening trade, but on everyday urban life.~~A 167 m2 restaurant is available for lease transfer. It is currently closed, fully equipped and prepared to resume activity quickly. This is a particularly interesting opportunity for hospitality professionals looking to enter a consolidated area without taking on the investment, delays and uncertainty of fitting out premises from scratch.~~The location is one of its strongest arguments. Its proximity to Hospital Peset generates constant movement from healthcare staff, external workers, patients, companions, visitors, neighbours and local residents. This daily flow allows for several business models: early breakfasts, midmorning meals, set lunch menus, cafeteria service, prepared dishes, takeaway food, fastrotation Mediterranean cuisine or a more refined concept aimed at local and recurring customers.~~This is not a speculative location, but an urban point with daily use, natural movement and repeated demand. In hospitality, that matters. The everyday customer can be as valuable as the occasional one, and an area linked to a hospital, housing and services allows a business to work with demand that is less dependent on tourism.~~The premises have a barrestaurant licence and smoke extraction to the roof, two key elements for operating with real commercial flexibility. The interior capacity is 63 people, with an authorised terrace for 3 tables. The 2026 terrace fee has already been paid, which provides a practical advantage from the outset.~~The installations and equipment are practically new, from 2022, an important point because it reduces the initial investment and allows the new operator to focus on reopening, menu design, team organisation and customer acquisition. The restaurant is transferred with machinery, furniture and installations, ready to adapt the commercial concept without undertaking a major refurbishment.~~Main features include: natural gas, ducted air conditioning, automatic shutters, automatic sliding door, accessibility adaptation, staff toilet and the possible availability of additional storage. Altogether, this is a functional, comfortable and properly prepared space for serious operation.~~The fact that the business is currently closed should not be read as a weakness, but as an opportunity for someone wishing to enter with their own brand, without inheriting previous inertia, an existing menu or someone else's positioning. The structure, licence and equipment are already there; what is needed is an

operator with experience, judgement and a clear proposal.~~Transfer conditions:~Lease transfer: €90,000~Rent: €1,300 /month + VAT – withholding tax~~The owner will particularly value profiles with proven hospitality experience, management capacity and sufficient solvency to give continuity to the project. The aim is not simply to occupy a space, but to reactivate a hospitality point with purpose, potential and stability.~~A highly suitable option for restaurateurs wishing to grow in Valencia, professionals who already manage another business and are looking for a second location, or operators who understand that the real value lies not only in the square metres, but in the combination of location, licence, equipment and daily demand.~~Information and viewings managed exclusively by Traspasos Valencia.~~Reference: TV10229TV~~For confidentiality reasons, the exact location is not provided without prior contact.

property details

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| Spanishstate id: | 6383666 |
| reference:: | TV10229-TV |
| close to/ located: | Valencia De Las Torres |
| region: | Campaña Sur |
| property type: | commercial premise |
| rooms: | not available |
| property surface: | 180 m2 |
| surface plot: | - m2 |
| price: | € 0 |

contact

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|--------------------|------------------------------------|
| real estate agent: | Bolsa Inmobiliaria Valencia |
| name: | not available |
| spreekt: | not available |
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