

Commercial in La Duquesa – –

Bedrooms	0	Bathrooms	0	Built	244m2	Terrace	400m2
R5426155		property		La Duquesa		150.000€	

Exceptional Turnkey Restaurant Traspaso Opportunity | El Puerto de la Duquesa Asking Price: €150,000 (Priced for a quick sale – significantly undervalued) Operating margin: 25% Rent: €2,500/month Lease Term: 10-Year Lease Minimum (Direct from Freehold) Your chance to own a piece of El Puerto de la Duquesa's most iconic and consistently profitable restaurants. Trading successfully for 40 years entirely on word-of-mouth, this premium, evening-only establishment is being offered as a leasehold transfer (traspaso) for the first time due to retirement. Perfectly positioned within the marina, this fully modernized, turnkey business offers an investor or operator immediate, de-risked profitability from day one. ?Key Highlights * Impeccable Reputation: 80% of the clientele consists of fiercely loyal, affluent, recurring local and international diners. * Massive Capital Investment: Over €300,000 spent on high-end infrastructure, including an extensive 2021 dining room reform, a premium "Dos Tenedores" compliant commercial kitchen, fixed fire extinguishing systems (2025), and multi-zone Toshiba climate control (2024). * Exceptional Capacity: 30 intimate covers inside, plus 120 covers outside split between a 28m² covered portico (soportales) and a massive sun terrace. * Expansion Potential: Currently operating as an evening-only concept (18:30–23:30). Immediate scope to introduce lunch, brunch, or daytime trade to instantly increase revenue. * Bonus Footprint: The lease includes two private garages (one fully equipped with walk-in cold storage) * Turnkey Operations: High-end inventory, furniture, fixtures, and a corporate vehicle are open to negotiation within the final asset transfer. * Flawless Staffing & Handover: A dedicated team of 7 low-season / 12 high-season staff are willing to remain. The retiring owners are committed to providing an extended, supportive transition period for the ?right ?buyer. * ?Valuable ?Add-on: ?an adjacent 65m² commercial unit ?currently ?fitted ?with a working ?bar (used for storage) ?is available for at ?an ?extra ?monthly ?rental ?cost ?(approx ?€1,000)