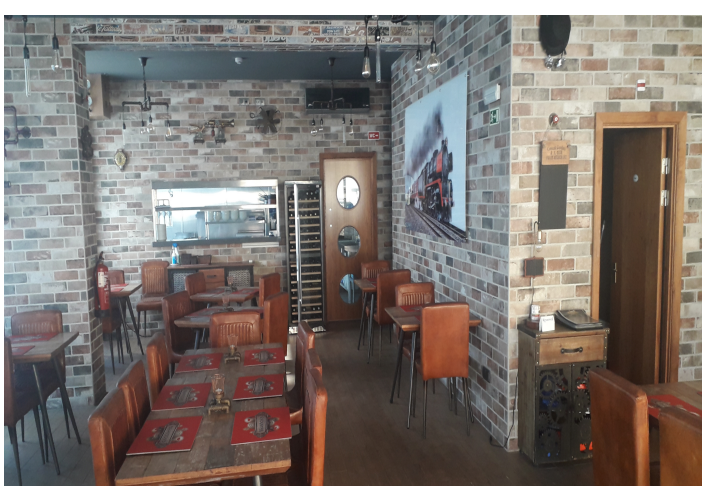








€495,000

Ref: PW3708

143 sqm

Excellently maintained and reputable family restaurant in a prime location in Central Lagos with a 6% guaranteed yield.

Telephone: +351 213 471 603
Email: info@portugalhomes.com
Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

logo

Property Description

Charming Lagos is an ancient maritime town with over 200 years of history. One of the most visited parts of Portugal, this small city retains it's sense of identity proudly. The hustle and bustle of the mazy, sloping Old Town blends trendy bars and boutiques with family run fish restaurants and historic architecture. Throw in the surfer culture, marina, stunning beaches and adventure sports outlets and you gain an idea of the eclectic mix only Lagos can provide.

In operation for many years as a family run restaurant providing tourists and locals alike, this graciously designed welcoming eaterie is at the top end of the Lagos food chain.

Blessed with being a corner unit that maximises visibility in an area of high urbanisation yet just a few minutes walk from Lagos' fabled Old Town, this favourable location incorporates the clientele of the tourist epicentre as well as the longer term residents of this cosmopolitan city.

Both sides encompass floor to ceiling windows allowing maximum exposure to the passing masses, with the entirety of one side retractable to welcome the sun and moonlight alike.

Garnishing the other side is an elevated outdoor dining corridor. The interior is unique to the owner's design minded eye and blends modernity with unique features aplenty with a nod to the antiquities of yesteryear. Various collectables adorn light fittings, walls and more.

The spotless stainless steel kitchen is fully equipped and is ready for orders!

The décor is warm and inviting and the bar is of the highest calibre. As well as his and her's WC's there is a staff cupboard with toilet as well as a large storage cupboard on the premises. The allocated spot in the underground parking has been converted to house a secure storage unit of considerable size.

Surrounded by a number of large condominiums, and with 2 others nearing completion on the doorstep there is guaranteed human traffic all day and night. Cosy and welcoming in Winter and bright and airy in Summer this is a year round premises and can accommodate over 50 diners.

A 'sitting' tenant brings an excellent guaranteed yield of over 6% for 3 years with renewal option making this a foolproof investment option indeed!

Portugal is experiencing record levels of tourism and Lagos is a major factor, large developments are under way guaranteeing expanding business potential in this tantalising investment opportunity.

Many nearby points of interest include:

- The historic old town centre of Lagos with its boutiques, restaurants, bars, cinema, gym and municipal squares, is a few minutes walk away
- Large free car park is 2 minutes walk
- Lagos Marina is a 10 minute scenic stroll

- The closest of many beaches is 15 minutes walk along the water
- The closest golf resort is just an 6 minute drive
- The bus station is a 2 minute walk and the train station 15 minutes
- Faro International Airport is just over an hours drive away
- Nearby towns and resorts of Luz, Alvor and Portimao are between 7 and 25 minute's drive from here

For more information on the Algarve follow the link Guide to Algarve by Real Estate Experts - Portugal Homes

To book a viewing today go to www.portugalhomes.com

logo

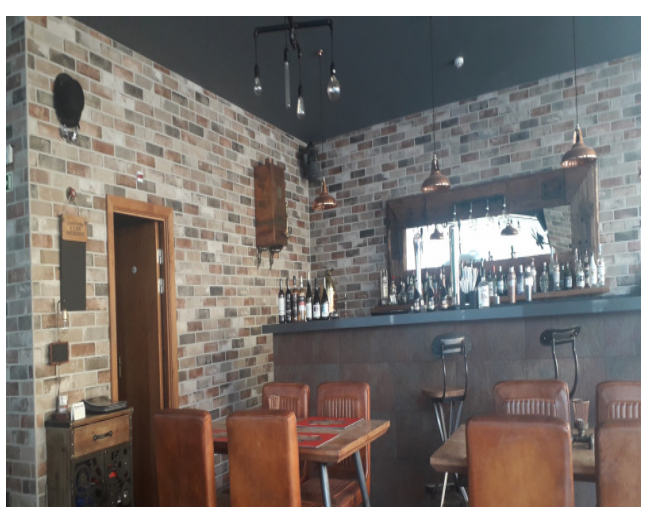
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Gallery











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Additional Details

Attributes

Status	Net Area	Floors
Available	143sq m	1
Condition	**Year Built**	
Used	2009	

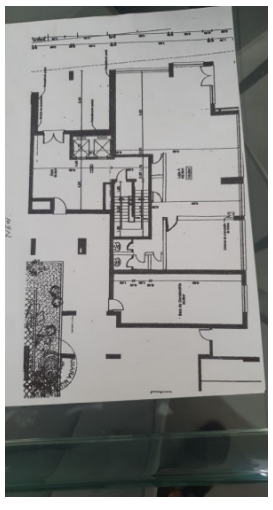
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Site Floorplan



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