







€645,000

Ref: PW3915

392 sqm

A commercial establishment in one of the busiest areas of the Algarve. This property is divided into two separate business concepts and is occupied by a fixed and comfortable long term tenant.

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Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

logo

Property Description

Hands-free yield return of over 6.5%

This commercial complex enjoys almost 400m2 of internal area plus a spacious outside terrace area. It houses two separate business concepts. The 1st being a well recognised fast food outlet and the 2nd being a successful food and beverage establishment.

The tenant is extremely reliable and has a proven history of rental values being paid in full and on time. There is a fixed contract in place up until September 2034 and its secured by 2 personal Guarantees, both directors of the company.

The rental income is currently 3000 euros per month and this will increase to 3,500 in September of 2025 delivering a yield return of 6.3%. The tenant covers both property utilities and condominium fees, with annual rent increases tied to inflation from 2026 onwards.

A secure and lucrative property investment with an occupant that has been in business here since 2018, successfully navigating and surviving the global pandemic of Covid 19.

This property is located in one of Portugal's most touristic areas with heavy pedestrian traffic.

You would be buying in at under 1645 euros per m2 which is considerably below market value given the geographical and commercial position that this property enjoys.

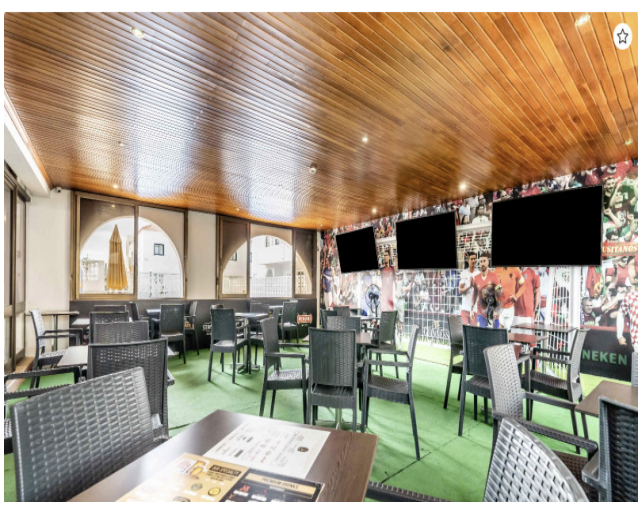
Conducted market studies and evaluations are in possession of Portugal Homes and they present a much higher values than the asking price.

Contact Portugal Homes today for more information on this incredible and hands-free property investment!

Gallery












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Additional Details

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Site Floorplan

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