Adriana Coelho de Oliveira

Tel: 914633148

Email: adrianaoliveira@decisoesesolucoes.com

Preço: 49 000 €

1	2	✖	106 sqm	326 sqm	✖

Ref. DSBRGLAO332 | Braga

Business Transfer – Fully Equipped Restaurant in a Premium Location in Braga

Investment opportunity located on Avenida Padre Júlio Fragata, an area with high visibility, strong traffic, and proven profitability. A modern space with 58 seats, ideal for a restaurant or a differentiated gastronomic concept, set within a residential and business area with a high daily flow of customers. Fully furnished and equipped, featuring a professional kitchen, climate control, lighting design, exhaust system, complete utensils, and an attractive rent. The business transfer is authorized by the property owner and is ready for immediate operation. A strategic location with strong appreciation potential and fast return on investment.

Business Transfer — A Unique Investment Opportunity

Imagine a commercial space located on one of Braga's most accessible and dynamic avenues. This property benefits from a prime location, ideal for food and beverage operations, with the following advantages:

Excellent visibility and traffic — Avenida Padre Júlio Fragata is a well-known thoroughfare with strong vehicular and pedestrian circulation, encouraging a natural flow of customers for both lunch and dinner.

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Easy access and customer convenience — The location offers convenient access for vehicles and pedestrians and is close to residential areas, services, hotels, schools, and the university, significantly increasing customer capture potential.

Established commercial environment — Situated in an active urban corridor, opposite a recognized dining concept (Outbeco), creating positive synergies for any business operating in the area.

Flexible operating hours and full utilization — With lunch and dinner service, this location allows full advantage of peak demand periods: business lunches and leisure dinners.

Strong appreciation potential and fast return — Located in a well-established area of Braga, the property benefits from immediate footfall as well as medium-term asset appreciation.

Don’t miss the opportunity to associate your business or investment with a strategic position in Braga, offering visibility, accessibility, and a guaranteed audience. Contact us to schedule a visit and discover all the features of this business, ready for you.

Property Features:

Restaurant with accessibility

58 seats

Capacity for groups of up to 24 people at a single table

Modern setup and décor

Lighting design project

Tables, chairs, and sofas totaling the available seating capacity

2 TVs

Climate-controlled space

Fully equipped kitchen: hot, cold, and prep areas

Exhaust system

Plates, cutlery, glasses, and utensils

Attractive rent

Business transfer authorized by the property owner

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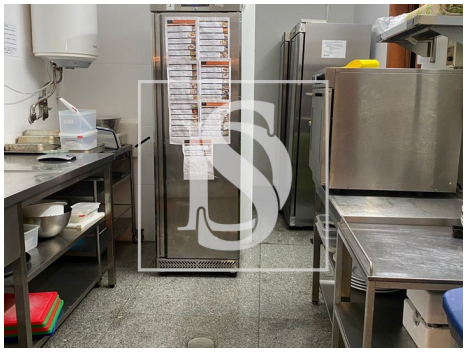

General features

• Energetic certification: In process