



COLDWELL BANKER

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Corso Vittorio Emanuele 25 - 01016 Tarquinia (VT)  
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## Business for sale in Tarquinia Centro Storico € 90.000 Ref. CBI018-92-30160



**65 sq.m. | Bathrooms: 2 | Rooms: 1**

In the main square of the town, and precisely in Piazza Cavour, we offer for sale a commercial activity used as a bar of 70 square meters in total, with an outdoor area authorized for the whole year.

The business is located a few meters from the main entrance of the historic center of Tarquinia, in a square closed to traffic, right in front of one of the most important buildings for Etruscan history, the main source of attraction for Tarquinian tourism, Palazzo Vitelleschi, seat of the National Etruscan Museum today a Unesco heritage, and a stone's throw from the Municipal Theater dedicated to Rossella Falk.

The property, renovated in 2007, is in an excellent state of maintenance, consists of a large room with entrance and window on the square, where we find the bar counter and some internal tables, for a total of 45 square meters, a comfortable kitchen of 20 square meters equipped flue, the guest bathroom, and a bathroom reserved for staff. The strong point of this activity is the guaranteed outdoor space for the entire year, thus offering the possibility of additional seating, even outdoors! Sold complete with all the furniture present, as it is at present, such as the counter, the display case for fresh pasta and the entire steel scraper of the bar and kitchen, all free loan contracts are also sold. of the coffee machine, ginseng and barley.

The strategic position near all the commercial activities of the historic center make it a renowned bar and very popular with tourists and traders in the area! The business for sale has a valid lease agreement, expiring in 2031, with a monthly rent of € 1,200. If you are looking for an investment that guarantees you an occupation with good profitability, this is the opportunity you have been waiting for!

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## Certification

**Energy Class:** Not available

## Features

Property ID: CBI018-92-30160	Contract: Sale
Categoria: Business	Address: Piazza Cavour
Zip Code: 1016	Municipality: Tarquinia
Zona: Centro Storico	Total sqm: 65 sq.m.
Bathrooms: 2	Rooms: 1
Internal condition: Excellent	Covered sq.m.: 65 sq.m.
Number of shop windows: 1	Independent heating: Heating







