

# Open Restaurant with function room near Condeixa



Ref. Id	Living Area	Total Area	Price	Bedrooms	Bathrooms
CF-59	0 M <sup>2</sup>	– M <sup>2</sup>	€350,000	0	3

Lovely Restaurant near Condeixa in Central Portugal.

This Restaurant currently open for business, has lots of potential it has a seating capacity for 65 people per sitting in the downstairs restaurant, and another function room upstairs with the capacity for 120 people ideal for family functions such as Wedding parties and Christmas lunches the Restaurant has a good passing trade, as situated near Condeixa and near the IC2 which has lots of passing trade also not too far from the A1.

The layout off the Restaurant

Entrance to the Restaurant has doors into a Main bar with a seating area for snacks and drinks which also has Male and Female restrooms. Just off of the main bar there is a storage area with freezers and shelving ,next is the fully equipped kitchen with all stainless steel fridge freezers, large ovens griddle and fryers, all stainless steel sinks and storage cupboards extractor hoods and work surfaces.

The kitchen then has doors that access to the main restaurant as well as a serving hatch from the kitchens.

The Restaurant which also has Male and female restrooms has a seating capacity for around 65 people per sitting, this area is very well set out with support pillars a nice addition to this room, the room is light and airy with lots of large windows and french door onto the balcony to the front of the restaurant the main room has a bar and deserts fridge, a small room just to the back of the restaurant has seating for 16 persons an ideal meetings room that can be closed off from the main room, this main room also has air conditioning ideal for those hot sunny days.

To the back of the building there is a marble staircase that leads up to the events room again with pillars a large room with open fireplace an excellent room for Traditional Christmas dinners or functions of any kind perhaps a birthday party or disco, this room has the capacity to seat 120 persons this large room also has another 2 rooms to the side that could be storage rooms a bar or extra seating rooms this floor also has male and female restrooms.

Outside of the events room is a large balcony ideal for those who wish to eat outside a nice area for tables in the fresh air.

From the balcony are views of the surrounding area and the large car park that has private access from the road so there is plenty of off road parking.

The restaurant has current licences and is open for business so an added bonus to take on an already established trade. Condeixa itself is well known for its ancient Roman settlements and ruins and many historic areas nearby there is a museum as well as the preserved ruins.

Coimbra 15 minutes

Oporto 1.20

Lisbon 1.50

Coast Figueira da Foz 40 mins