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FEATURES

- Fully operational business

LEASE FOR SALE — Kokonut Beach BarA rare opportunity to acquire one of Gibraltar's most established and successful beachfront hospitality venues.Situated directly on the sands of Sandy Bay — Gibraltar's most popular beach destination — Kokonut Beach Bar is a thriving, fully licensed beach bar with a strong reputation, loyal customer base, and proven profitability. Since opening in 2017, Kokonut has become a landmark seaside venue, loved by both locals and tourists for its relaxed coastal atmosphere, vibrant social scene, and exceptional beachfront setting.With uninterrupted sea views, high year-round footfall, and no direct competition in the area, this is an outstanding turn-key business opportunity in a prime waterfront location.Business Highlights Established and profitable business operating successfully under the same ownership for 8 yearsPrime beachfront location on Sandy Bay with exceptional visibility and steady customer trafficUnique market position with no direct competitors nearbyFully equipped and operational bar and kitchen ready for immediate takeoverStrong brand identity with an established online presence and loyal clienteleIndependent operation with no franchise or supplier tie-insLow operating overheads:o Monthly rent: only £385 (£4,620 per annum)o Utilities approximately £700 per month Flexible renewable 5-year lease in a premium seaside locationIndoor covered seating and outdoor beach terrace included within dedicated beach lease footprintSeating capacity for up to 96 guestsHolds an Entertainment ...

Interior Size:	176m^2	**Rates:**	TBC
Exterior Size:	N/A	**Service Charges:**	TBC
Plot Area:	N/A	**Price per sqm:**	£2,102.27
Furnishing:	Unfurnished		

BMI Group Limited, Unit 7 Portland House, Glacis Road, P.O. Box 469, Gibraltar

info@bmigroup.gi (+350) 200 51010

www.bmigroup.gi