



## Commercial Premises for Sale – 109 sq.m. | Prime Location | Ready-to-Operate Business



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 112,654.86

### Locatie

Aanbevolen Auto Onderdelen:	Bulgaria
Staat/Regio/Pronvincie:	Ruse
Plaats:	Rousse
Geplaatst:	17-04-2026
Omschrijving:	

We are pleased to offer for sale a **109 sq.m. commercial premises**, successfully operating as **anight bar for one year**, located in a **highly visible and well-known area** of the city.

The property is situated on the **semi-underground (down-ground) floor** and is functionally distributed as follows:

**Large main hall** with approximately **50 seats** and a **stylish, fully equipped bar positioned in the center**

**Separate VIP hall**, currently unfurnished, offering flexibility for customization

**Two toilets**

The premises are offered **fully furnished and fully equipped**, including:

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Professional **sound system**

**Ventilation / aspiration system**

Refrigerators



Coffee machine

Bar furniture and equipment

The business is **ready to start operating immediately**, with no additional investment required.

**Outdoor garden area** with around **30 seats**, ideal for the spring and summer seasons, adding significant value to the property.

**Suitable for a wide range of businesses**, such as:

Night bar or lounge

Sports bar or gaming club

IT company or office

Workshop or service center

Entertainment or leisure venue

**Excellent location**– positioned on one of the **busiest streets in the city**, with high pedestrian and vehicle traffic, and **less than 10 minutes from the city's top central area**.

**Offered at a very reasonable price**, making this property an **excellent investment opportunity** with strong potential for return.

Contact us today for more information or to arrange a viewing!

Gebouwd: 2000

## Algemeen

Badkamers: 1  
Afgewerkte vierkante meter: 109 m<sup>2</sup>  
Floor Number: 1

## Room details

Total rooms: 2

## Building details

Aantal verdiepingen: 6

## Rental details

Furnished: Ja



**Lease terms**

Date Available:

**Additionele informatie**

Website URL:

[http://www.arkadia.com/JPXN-T10260/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/JPXN-T10260/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

IMLIX ID:

343978

