

Pattaya Main Road Frontage Business Building for Sale



This large 3 floor Building exists of 5 Shophouses on 3 Floors with approximately 900 m² Space inside.

The Land Plot is 104 wah = 416 m² . it's all about location. It has main road frontage on Thappraya Road between Pattaya Center and Jomtien Beach . It is in fact less than 2 kilometers from the famous Walking Street and Pattaya commercial area and beach. The building is complete detached from other buildings around and it in fact a corner unit with a large parking space available for customers, this land does not belong to the property but can be used without any payment.

The ground floor business is a well-established Restaurant with 120 Seats since 1996 in total but moved to this Building in 2004 , it is very successful with fine dining cuisine and very popular with returning clients from local residents and Tourists. The menu offers European culinary delights and also traditional Thai cuisine. The ground floor also has a lounge-bar in the front of the restaurant and a separated place for private parties.

The second floor has a complete separated self-contained area for private parties up to 40 Persons and on the same floor is a industrial kitchen. The third floor has a 200 m² 2 bedrooms luxurious apartment that has a separated entrance.

Sales price

Property, building, fixtures, equipment and operational business held by a Thai company name THB 120,000,000

Rental costs

Staggered rental price for first three years including all inventory as follows:

First year monthly rent THB 140,000.-

Second year monthly rent THB 150,000.-

Third year monthly rent THB 160,000.-

Option for 3 year renewal at renegotiated monthly rent

Rental conditions

Key money THB 1,200,000.-

Three months rent (THB 450,000.-) in advance as security deposit

All the staff have confirmed that they are interested to continue working with the new owner.

Outside of Building







1 Floor Bruno's Restaurant & Wine Bar

Entrance and Lounge







Restaurant





Private Room & Wine cellar





Sanitary facility - Toilet for Gentleman



Sanitary facility - Toilet for Ladies



Back office and Cashier

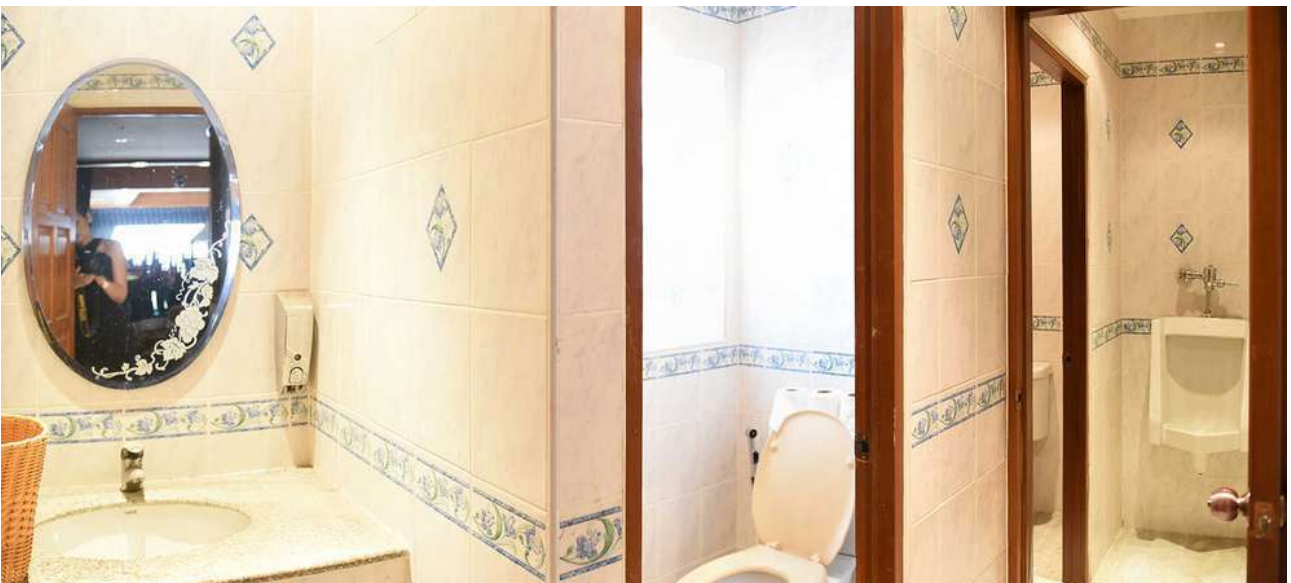


2 Floor Bruno's Restaurant & Wine Bar

Private room for Meetings or parties up to 40 Persons



Sanitary facility - Toilet for Ladies and Gentleman



Professional industrial kitchen



For more informations regarding the Building and the Restaurant, please contact directly the owner Mr. Manfred Schaub

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