



Seasons' Greetings

*From
Paul & Karen Copp*

www.bizbalears.com

Editors Thoughts

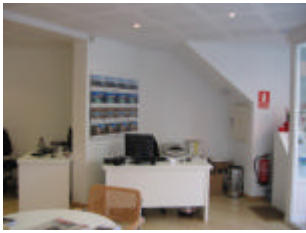
As 2008 comes to a close and I reflect over the last economically volatile months, I can only say that the situation has resulted in an active streamlining and an improvement in services offered by Bizbalears. Overall we have had a good year in light of the global situation where flexibility, adjustments and changes are normal and unavoidable.

Sales are active, but it is important to mention that over the last months it is blatantly evident that the only vendors receiving attention from serious buyers are those whose businesses are at a fair price in relation to category, quality and position. We therefore strongly recommend vendors to reassess their asking price and would of course, be very happy to help you make this decision.

Our successful buyers from the past months are now contented Business owners. They have benefited from the trend, which has seen a revision of prices to a more realistic and favourable level on many attractive businesses in all categories. In 2009 we expect this trend to continue the reality being that only those vendors with an appropriate asking price are likely to complete a successful sale.

With some very trying months behind us, I would like to especially thank my entire team for their consistent hard work, their enthusiasm and professionalism and above all their prevailing good humour that has helped in unsettled times.

And to all of you, on behalf of my team I would like to extend our very best wishes for a super festive period and look forward to an interesting start to the New Year with you in 2009



Leasehold €44,000

Monthly Rental €1,665

Ref (AIW2495)

FULLY EQUIPPED OFFICE WITH OR WITHOUT TOP

A unique opportunity to either start your own estate agency in these fully equipped and purpose built offices or buy into the largest most successful International Agency on the Island.

This office of 80sqm has a prominent front line position in this popular resort, the full size glass frontage gives perfect opportunity to advertise direct to the passing trade.

Inside there are 6 desks each

with their own computer, all the fixtures and fittings are of the highest quality and reflects perfectly the clientele that use this company and will continue to do so with new owners in place.

To the rear is a storage area, large meeting room and bathroom, again this area is decorated to the same high standards as the front.

There are two members of staff both multi-lingual and both willing to stay on if required. This businesses success

is due in part to the solid team effort put in by all members of this hugely successful company.

The owner is willing to offer a full handover period with full training given for which ever option is taken up.



Leasehold €77,000

Monthly Rental €1,650

Ref (CPN2491)

CAFÉ/BAR SET IN SELF CATERING COMPLEX

Offering everything anyone could want on holiday.

This very popular bar/café is situated on a corner on the busiest road in this resort and surrounded by 400 self catering apartments.

The interior is light and airy, the bar is horseshoe shaped, and there are 14 tasteful wooden tables inside. The present tenants serve food and snacks throughout the day. There are 3 televisions and a large screen with satellite coverage.

There are two internet stations, which have proved to be very popular both during the season and throughout the winter months.

Customer bathrooms are very well decorated, clean and of a good size, there is also a newly completed disabled bathroom. To the side of these facilities are two large rooms, currently being used for storage

The rear terrace surrounds a swimming pool, there are many tables and chairs and 28 sun

beds with cushions. Part of the rear terrace is undercover with a pool table and space to sit in the shade.

This really is an exciting opportunity to put your stamp on a very popular Café/ Bar with a captive audience which will in turn provide anyone with a very pleasant change of life style.



Freehold €892,500

Leasehold €165,000

Monthly rental €3750

Ref (CMA2487)

LARGE CAFÉ/BAR WITH MUSIC LICENSE

Due to unexpected circumstances one of this resorts most popular Café/Bars has come onto the market.

The owners have built up a fantastic reputation both for the quality of their food but also their hospitality; as a result this business has a large and loyal following of repeat customers. Many return 2-3 times a year and have done so for many years.

This Café/Bar is situated on

the resorts main street with all the associated benefits of such a great location.

To the front is a large south facing terrace of 80sqm which seats 50 and has a folding full size roof which provides much needed shade in the summer, but folds back to allow the sun to cover the terrace throughout the rest of the year. This is a major factor in the owners being able to trade all year; they also participate in the quiz league, pool league and darts league.

Inside the bar area is of 100sqm and has bench seating on one side with a row of tables on the other, a stage and central bar complete this area. The Décor is of the highest order and nothing needs to be done in order to take over and start trading from day one.

To the rear of the bar area is the well equipped kitchen and 2 store rooms, all items will be staying and are in good working order. To the

BUSINESS OPPORTUNITY EMPTY UNIT IN ENTERTAINMENT VENUE

An empty unit of 90sqm is available to buy or rent, set in the popular Music Square of this busy S.W. resort.

and large window. Inside there are toilets and a store room.

Formally trading as an Internet Café, it has a captive audience for all of the season and businesses in the area trade all year round. Making this an easy unit to rent out.

There are metal roller shutters for security, the frontage is of glass with a door



Freehold €178500

Ref (ISP2488)

MUSIC BAR ON MAGALUFS MAIN STREET

A wonderful opportunity to buy a very busy music bar on Magalufs main Strip, which does not come onto the market very often.

as a dry store. The owners used to serve Breakfasts and snacks during the day, but found it very difficult to have any time off, so they just concentrate on drinks now. There are 8 Bistro style tables, 2 TV's and a full D.J. mixing system, all of which will be staying.

Externally there are 8 tables with 30 chairs and a T.V., these sit directly to the front of the Bar on the wide Pavement.

As the photos show this is an extremely popular night time music bar that currently opens from 11am-4am every day throughout the Season, then during the day out of season.

There is a large cellar which houses all the Beer/Soft drink chillers, thus keeping heat behind the bar to a minimum, there is an Air Conditioning unit to keep everyone cool during those hot summer nights.

The owners are currently carrying out some small refurbishments ready for next season so this will truly be a 'turn key' operation. This really is a golden opportunity to buy a fully licensed Music bar on Magalufs Main Strip

Internally the bar is of 60sqm with a wooden bar down one side, there are also customer bathrooms and a kitchen which is currently being used



Leasehold €286,000

Monthly rental €2,095

Ref (MMA2487)

HAIR SALOON SAME OWNER FOR 30 YEARS

Set in a fantastic location in the Heart of this ever popular resort of Magaluf, which due to its popularity still trades all year.

retire, so the main concern when buying a hair saloon has been taken away because the owner's regular clients will not be going with her to a new saloon.

the sale.

This business has had the same owner for the last 30 years and has such a very strong following not only from the local community but also from the tourists that return here year after year.

Although this saloon has been in the same hands for 30 years, it has a bright modern feel to it.

To the front of the building is a covered terrace which at the moment is not having its full potential realised, as it has food establishments on each side.

It is on the main road in and out of this very busy resort and has 5 large Hotels around it, with little or no competition in the area.

The owner now wishes to

There are three stations, two sinks and a reception area, plus room for a nail bar if required. To the rear is a store room and bathroom facilities, a full range of ancillary equipment will also be included in

This is a serious contented for anyone looking for this type of business and we



Leasehold €49,500

Monthly rental €860

Ref (SMA2486)



Leasehold €132,000

Monthly rent €600

Ref (RPA2474)

RUSTIC RESTAURANT WITH ACCOMMODATION

This extremely rustic Restaurant/Pizzeria has just come onto the market in the sought after area of Porto

Alcudia

it is situated on a main street that leads down to the Marina and beach areas, internally there are three separate dining areas with a total of 100sqm and all are decorated in the same theme. Although separate it is possible to see into all of them as part of a wall in each section has been removed.

The pictures do not do this

business justice as there are carving cut into the walls forming a focal point in each area. Between two of the areas is a glass display cabinet with hand crafted jewellery, stain glass partition and a covered well are also some of the different and attractive features of this Restaurant.

There are customer bathrooms with have a modern theme and stairs leading to the apartment to the rear.

The kitchen of 20sqm has a full range of equipment including, Pizza oven, salad bar, dishwasher in separate area, oven, grill, etc. there is also a large

commercial extractor, but a major plus is the Water purification system.

To the front of the building is a two tiered terrace that can seat 40 on wooden tables and chairs, the lower level sits directly onto the street and those tables have large umbrellas to shade their customers.

There is available a 1 large bedroom apartment with the very low rent of 300 euros per month.



Leasehold €66,000

Monthly rental €1,200

Ref (RCP2485)

CLOSEST RESTAURANT TO BEACH FOR MONEY

The dinners of this beach front Restaurant enjoy stunning views over the entire length of the Playa de Palma beach. As an added bonus there is also the beautiful Marina which has a selection of both working and pleasure craft that is viewed in the other direction.

This Restaurant covers 300sqm in total, with a fully enclosed terrace of 100sqm to the front. Sliding glass panels ensure both plenty of light and sea breeze in the summer and giving a warm cosy feel in the winter.

There are 88 covers set around various size tables, but this Restaurant can cope with any size of group. The décor is traditional Asian, with plants and subtle lighting to enhance the effect.

The inside Dining area of 60sqm has a further 44 covers, customer bathrooms and a large 'L' shaped bar that has glass shelves and mirrored tiles behind it, along with a thatched roof.

The kitchen of 25sqm is set to

one side and has a good range of equipment, but is in need a little modernisation. To the rear is a walk in fridge with another storage area.

This is a well established Restaurant, with stunning views and great location; it is well worth serious consideration at this price with the added bonus of a very reasonable rent for this area. We strongly recommend a viewing if you are looking for a Restaurant in the south of the Island.



Freehold €167,895

Ref (AIW2484)

TOP PROPERTY MANAGEMENT COMPANY

For sale is one of the most respected property and letting management company, with a 40/45 strong client base, rising all the time.

They deal with short and long term rentals, advertising solely in the UK via a large holiday renting website as a registered agent. Their property management includes; cleaning, laundry, home and garden and pool maintenance, they offer relocation packages, administration, property finding or

searching, they also offer private dining and a full locksmith service. They have a vast selection of hire services available for holidaying guests, i.e. hampers, beach towel hire, toiletry packs, internet access hire, travel cots, high chairs etc, etc.

Vehicles:

1 x Seat Leon, company colours and sign written, 2 months old.
1 x Renault Kangoo, company colours and sign written, 7 years old.

Cleaning and laundry equipment:

1 x professional flat bed iron
1 x hand iron and board
1 x iron-on labelling machine
Assorted linen and towels
4 x travel cots and bedding
20 x laundry bags

A TASTE OF MEXICO WITH ACCOMMODATION

This large Mexican Restaurant has been in the same hands now for 6 years and during that time it has provided the owners with a very good living.

There are agreements in place with several tour operators to provide a set meal for their guests in return gives plenty of repeat custom to the restaurant.

To the front is a large terrace with 13 tables and 50 chairs, there is a full set of awnings providing shade for

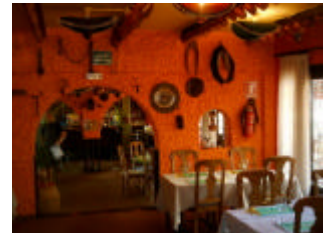
the lunchtime diners. Although not on the first line, it can be easily seen due to the large illuminated signage. Inside the main restaurant area of 100sqm are another 50 covers around various tables. No expense has been spared on the décor and this gives it a very authentic feel.

There is a well equipped kitchen and bar to the right of the entrance with stairs leading down to the second level, which is used for storage leading to the separate one bedroom accommodation this is also of 100sqm. There is also a separate entrance on this level

that leads to the car park at the rear.

This restaurant due to its excellent reputation stays open for 11 months of the year. Another major plus is the 15 year lease available, giving the new owners plenty of time to recoup their investment.

The monthly rent although sounding a lot is actually all inclusive of bills, so no extra community, refuge, or water bills.



Leasehold: €126,000 now
€65000

Monthly Rental: €2,500

Ref: (RMA2472)

HAIR SALOON SAME OWNER FOR 30 YEARS

Set in a fantastic location in the Heart of this ever popular resort of Magaluf, which due to its popularity still trades all year.

This business has had the same owner for the last 30 years and has such has a very strong following not only from the local community but also from the tourists that return here year after year.

The owner now wishes to retire, so the main concern when buying a hair saloon has been taken away be-

cause the owner's regular clients will not be going with her to a new saloon.

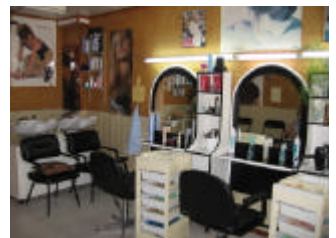
Although this saloon has been in the same hands for 30 years, it has a bright modern feel to it.

There are three stations, two sinks and a reception area, plus room for a nail bar if required. To the rear is a store room and bathroom facilities, a full range of ancillary equipment will also be included in the sale.

To the front of the building is a covered terrace which at the moment is not having its full potential realised, as it has food establishments on each side.

It is on the main road in and out of this very busy resort and has 5 large Hotels around it, with little or no competition in the area.

This is a serious contented for anyone looking for this type of business and we would strongly recommend a viewing at your earliest opportunity.



Leasehold €49,500

Monthly rental €860

Ref (SMA2486)

MAIN LAUNDRETTE IN BUSY PORT RESORT

A golden opportunity has arisen to purchase this long established Laundry that has been in the same hands for 20 years.

Being one of only two Laundrettes in this very busy Resort has provided the owners with a substantial living and allows them to employ three staff when required.

The shop is of 105sqm and is set on one of the ports main streets, the signage is bright

and distinctive which makes it stand out from the other businesses in the street.

Having been in existence for 20 years now this Laundry has a very impressive client list, including, Management companies, tour operators, restaurants, locals and tourists etc.

Internally there is a reception area with desk and chair, to the side is a small office space. Metal racking is on the far side and leads down to the large clothes press, with a range of washing machines of 6 and 8

kgs plus tumble driers also of 6 and 8 kgs. Staff bathrooms are situated to the rear.

To the rear of the building is a terrace of 100sqm, this contains a covered drying area, garden section and concreted patio which could be covered and used to extend the interior if required.

This is a very good business with little competition and a great reputation built up over 20 years and that has



Leasehold €288,750

Monthly Rental €1568

Ref (APP2478)

Edificio Eden Roc Apt 1,
Ramon de Moncada 16,
07180 Santa Ponsa
Mallorca

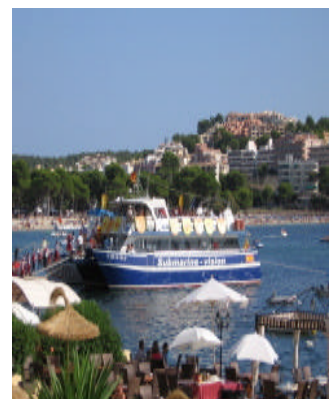
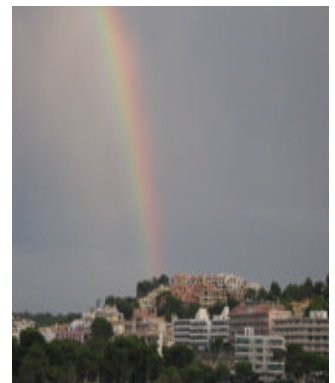
T: UK 0871 222 3626
T: Office +34 971 695 093
T: Mobile +34 600 410 450
E: office@bizbalears.com



For more information / images on any of the businesses advertised in this Newsletter, please visit our website at

www.bizbalears.com

Anything of specific interest, please email or telephone in the first instance.



DRINKING WATER SOLUTIONS BUSINESS



This company offer a great alternative with easily installed systems providing high quality continuous filtered drinking water on tap, in the home, office, business, bar or restaurant. Dependant on the system their customers require, they can offer ambient, chilled and/or hot filtered water.

Installation is quick and straightforward. Using the latest flexible micro bore tubing and standard voltage mains electricity their units simply plug into existing services. There is no major

reconstruction, rewiring or plumbing work. Assuming there is a power point and accessible water nearby it takes only about an hour to fit and commission a cooler.

Although based in the South at the moment there is every opportunity to expand Island wide, a sign written vehicle is included in the sale price.

A full inventory of equipment, tools and spares can be supplied to interested parties upon request.

This company has been trading for 7 years and is rightly proud of its reputation and customer care record; there are a full range of client contracts in place, all of which will be generating revenue for new owners to take advantage of from day

one.

This is a tremendous opportunity to buy an expanding business with a proven track record, no need to put in the long hours required for a Bar/Restaurant business, when you work the hours that suit you.

Freehold €19,000

Ref (AIW2479)