



53919 – Fully Furnished Restaurant & Café Lease Takeover in Prime Tumbak Bayuh, Pererenan Corridor

Description

? **Location:** Jl. Raya Tumbak Bayuh, Tiyang Tutul, Pererenan Corridor, Mengwi, Badung Regency, Bali

An outstanding commercial real estate opportunity to take over a fully equipped, turnkey restaurant, café, and chocolate shop located along the busy commercial street of Jl. Raya Tumbak Bayuh. Featuring an 80 sqm building footprint complete with a front parking strip, a rear space, high-capacity 11,000 VA electricity, and dual water sources (PDAM and private well), this west-facing commercial unit is ready for immediate business operations without setup delays. The lease takeover covers the period through January 2028, with direct landlord introductions provided for seamless lease extension negotiations starting in 2028/2029.

Property Details

- Building Size: 80 sqm
- Front Parking Area: 1.5 meters × 20 meters (Dedicated motorcycle and vehicle parking frontage)
- Rear Extension Space: 5 meters × 12 meters
- Orientation / Aspect: West-facing (Menghadap Barat)
- Setup & Inclusion: Fully furnished and equipped for café, restaurant, and specialty chocolate shop operations
- Utilities: High-capacity 11,000 VA electricity supply
- Water Supply: Dual connection via city water (PDAM) and private deep well
- Bathroom Facilities: 1 guest/staff bathroom
- Commercial Potential: Turnkey café, specialty bakery, coffee shop, restaurant, or retail food outlet

Lease Terms & Takeover Pricing

- **Takeover Price:** IDR 750,000,000
- **Included Lease Tenure:** Immediate through January 2028
- **Lease Extension:** Direct introduction to the land/property owner for extended lease renewal negotiations starting after January 2028.

Nearby Locations & Key Advantages

- **High Traffic Commercial Strip:** Located on main Jl. Raya Tumbak Bayuh, a primary connecting road servicing the rapidly growing expat and tourist hubs of Pererenan, Canggu, and Mengwi.
- **Turnkey & Operational:** Fully furnished and equipped, eliminating setup time and capital expenditure for immediate revenue generation.
- **High Power Capacity:** 11,000 VA electrical connection provides ample support for heavy kitchen equipment, espresso machines, and refrigeration units.
- **Flexible Layout:** Features dedicated front parking and a versatile 5x12m rear area ideal for storage, additional outdoor seating, or kitchen expansion.

? **Takeover Price:** IDR 750,000,000 (Lease valid through January 2028)

? Fully furnished 80 sqm restaurant and café unit with 11,000 VA power, front parking, and dual water supply along the main Jl. Raya Tumbak Bayuh.

? **Interested in this property?** Contact us for more information or to arrange a private site inspection.

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Author

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