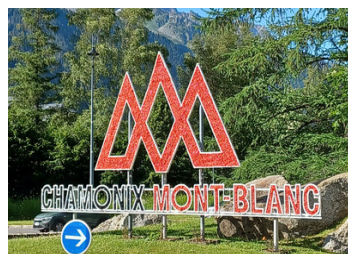
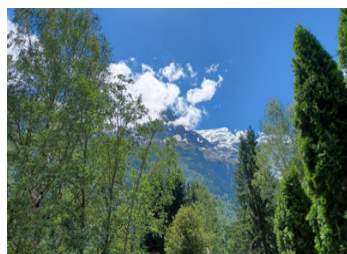


Restaurant and Bar business lease FOR SALE in the Chamonix Valley.



INFORMATION

Town:	Les Houches
Department:	Haute-Savoie
Bed:	0
Bath:	2
Floor:	100 m2
Plot Size:	0 m2

IN BRIEF

Centrally located Restaurant and Bar lease hold FOR SALE in ski resort of Les Houches in the Chamonix Valley. Possibility to be open year round, clientele includes locals and tourists. Indoor and outdoor dining available and the Bar has a full license (category IV).

ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

DESCRIPTION

Ideally situated in the Chamonix valley ski resort of Les Houches, the lease hold for this central Restaurant and Bar is FOR SALE. The restaurant seats approximately 40 in a stylish modern dining room with a large bar offering a convivial atmosphere. Outside, a herb garden and a large sunny terrace with breathtaking mountain views can accommodate up to 50 guests.

The restaurant with fully equipped kitchen is 100m2, includes bathrooms and storage space. The bar has a full license (category IV) and the terrace and garden provide additional space. Monthly rent is 2 100€ HT and there are no employees to carry over.

Potential to be open all year, in the center of town with parking and public transportation nearby, and close to ski lifts and shops, this business benefits from a flourishing summer and winter tourist season, as well as a well established local clientele. The building itself may also be purchased, please inquire if interested.

More details:

- Yearly business earnings 150 000€ to 240 000€,
- EBE between 20 000 and 30 000€
- Energy costs for year 2500€
- Géorisque
- Energy rating of E

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES