

Shop of 120 m2, ideally located, possible to continue the current activity or to open a different kind of shop



## INFORMATION

Town:	Bormes-les-Mimosas
Department:	Var
Bed:	0
Bath:	0
Floor:	120 m2
Plot Size:	0 m2

## IN BRIEF

Rare opportunity to take over such a well-situated shop. Over the years, this shop has become a household name and has built up a regular clientele of both regular residents and tourists. The shop has an area of 60 m2 and on the first floor there is another 60 m2, which can be used as storage space.

The shop has specialised in selling wines and spirits for 18 years, achieving a very good turnover. However, the lease has no restrictions, so you can completely decide what kind of shop you want to start in this space.



## 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

Rare opportunity to take over such a well-situated shop. Over the years, this shop has become a household name and has built up a regular clientele of both regular residents and tourists. The shop has an area of 60 m<sup>2</sup> and on the first floor there is another 60 m<sup>2</sup>, which can be used as storage space.

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Due to its location close to a supermarket, many people pass by the shop every day. The other small shops in the immediate vicinity are currently rather complementary than competitive. The large car park ensures that there is almost always space to park. Private parking is located behind the building.

Bormes-les-Mimosas and Le Lavandou are well-known tourist resorts, which makes for busy summer months, but also have many 2nd home owners and a reasonably large number of permanent residents, which ensures that a shop is not solely dependent on tourists.

If you want to continue the shop in its current function, it is possible to take over the current stock.

Don't miss this rare opportunity and contact us yourself for a visit or for more information.

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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