

Business premises "Les Huit Couteaux" restaurant, butcher's, caterer. Storeroom, lab, 4 cold rooms.



## INFORMATION

Town:	Castillonnès
Department:	Lot-et-Garonne
Bed:	0
Bath:	0
Floor:	400 m2
Plot Size:	0 m2

## IN BRIEF

Great opportunity to buy a well-known and highly-rated butcher's, delicatessen and delicatessen restaurant.

Situated in the immediate vicinity of Castillonnès, a small, pleasant and dynamic town in the Lot-et-Garonne, this restaurant benefits from a good location, giving it a loyal and varied clientele, both local and passing through.

Traditional restaurant with 100% fresh, local produce cooked on the premises. Member of the Collège Culinaire de France.

Outside vending machine for ready-made meals.

The dining room can accommodate 70 guests, and on sunny days, the large covered terrace can seat up to 120.

Professional, spacious, fully operational kitchen with all the equipment needed to continue business immediately.

Large customer car park opposite the restaurant.

Outside vending machine



## 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

Technical summary:

- Restaurant license
- Refrigerated butcher's and delicatessen display cases
- Storeroom
- Lab
- 4 cold rooms
- Complete kitchen
- Large terrace
- WC with sink
- Reversible air conditioning
- Total surface area: 400m<sup>2</sup>
- Disabled access

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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