

To BUY or CREATE a business in France. A super manageable business for sale in the centre of Flers.



## INFORMATION

Town:	Flers
Department:	Orne
Bed:	0
Bath:	0
Floor:	80 m2
Plot Size:	25 m2



## IN BRIEF

LOCATION, Location, Location!

This fantastic business opportunity is perfect for a young couple looking to manage a successful venture. With a prime position opposite a lycée and a bank, there's already a steady flow of potential clients for this brasserie, bar, and bistrot. The establishment holds a Category 4 bar and restaurant license, allowing for great flexibility.

The restaurant features a modern, spacious dining area that appeals to all age groups, as well as an outdoor terrace perfect for alfresco dining. Additionally, there is ample storage space and a well-equipped kitchen ready to accommodate any menu.

Situated in the heart of town, the restaurant enjoys high foot traffic from local businesses, making it a convenient option for nearby professionals. The current menu is diverse and international, offering you the freedom to craft an attractive selection tailored to your preferred clientele.

## 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

A business consisting of café, bar, liquor store, creperie, restaurant, brasserie, ice cream parlour, café brasserie, operating in FLERS 61100.

Loyer a 657.63 par mois et Tax fonciere 134 par mois

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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