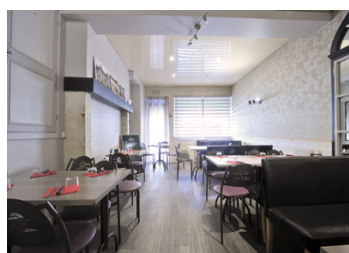
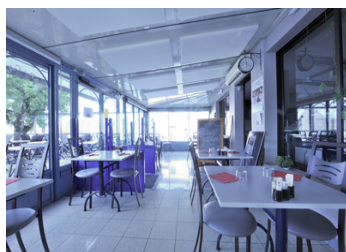


Traditional restaurant business and two pizza vending machines in a lively tourist town.



INFORMATION

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



IN BRIEF

If you have always wanted to have a restaurant in a charming, dynamic and touristic city, this business is really a great opportunity.

Located near the city center of the bastide of Villéréal on a busy road, this restaurant benefits from a beautiful location which allows to have a loyal and varied clientele, local and passing through.

The room can accommodate 70 guests.

The establishment benefits from a shaded terrace totaling up to 120 covers.

Equipped professional kitchen.

Strong development potential by exploiting the bar area.

2 independent pizza distributors. Contact the agency for references.

Easy parking nearby.

Rent of 1400 euros excluding tax

Turnover: 400,000 euros

Commercial lease 3-6-9

License 4.

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:

- License IV included.
- Refrigerated butcher's and delicatessen display cases
- Full kitchen
- Large shaded terrace
- Reversible air conditioning
- Disabled access

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