

FOR SALE: bar, restaurant-brasserie in Sées (Orne, Normandy): the Bistrot de la Gare.



INFORMATION

Town:	Sées
Department:	Orne
Bed:	3
Bath:	1
Floor:	250 m2
Plot Size:	0 m2

IN BRIEF

FOR SALE: the Bistrot de la Gare, in Sées. Bar, Restaurant, and Brasserie. Business and property.

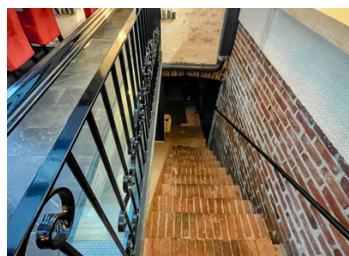


ENERGY - DPE

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Exceptional Business Opportunity in Sées, Orne: Bistrot de la Gare - Bar, Restaurant, and Brasserie for Sale (business and property)

A Renowned Address: The Bistrot de la Gare is situated on the Gacé-Alençon axis (D438), right opposite the train station, near the town center of Sées, and close to numerous parking facilities. This location is highly reputed for its lunch services and is often fully booked midday.

High Daily Footfall: The establishment serves 50 to 60 covers daily, with an additional 30 covers thanks to its two terraces (2x15, front and side).

Well-Maintained and Upgraded: The property is meticulously maintained and has been recently upgraded. The only remaining renovation is the front display, which the owner can replace depending on the buyer's offer and terms.

Property Features:

Basement: Accessible from the dining rooms via a staircase (safety barriers installed), featuring two rooms of 14 sqm each.

Ground Floor:

Entrance Area: Includes bar and tables (27 sqm, 10 seats).

Three Dining Rooms: Following each other (25, 36, and 27 sqm, seating 21, 28, and 18 respectively). The restaurant is wheelchair accessible (restroom available).

Self-Service Room: Equipped with a cold table (8 sqm).

Kitchen Areas: Two cooking spaces (24 sqm), dishwashing area (8 sqm), and storage space (5 sqm).