

Business for sale: bakery and pastry shop in the heart of a pretty Charente village.



INFORMATION

Town:	Lignières-Ambleville
Department:	Charente
Bed:	3
Bath:	1
Floor:	77 m2
Plot Size:	0 m2



IN BRIEF

Don't miss the opportunity to take over this bakery and patisserie, ideally located in a favourable geographical setting. The property, with a surface area of around 295 m2 attached to a 77 m2 dwelling, is located in the heart of the village with parking, on a busy road, with a loyal clientele and no competition. The business comprises a 28 m2 shop displaying the pastry shop windows, the bakery, the magazine and newspaper area, an office, a back office, a pastry lab with dishwasher, a large 36 m2 bakery, a freezer room, two large garages, a laundry room with shower and toilet, a bedroom, storage room and cellars. The accommodation comprises 3 bedrooms, kitchen, dining room, lounge, shower room and a large garden. The business includes all the professional equipment in good condition, guaranteeing efficiency and quality of...

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

business capital bakery :

- right to the commercial lease comprising the bakery and pastry shop, an office, back shop, pastry lab, dishwasher, bakery, freezer room, laundry room with nappy and wc, one bedroom, two garages, boiler room, cellars, all on a surface area of approx. 295 m2. (Rent 803 E)
- clientele, signage, goodwill
- professional furniture and equipment used in the business (shop windows, press display unit, slicer, cash register, refrigerated tower, cooking hob, stainless steel hob, oven, kneading machines, rolling mill, chiller, deep freezer, freezer, etc.);
- A lease for the accommodation. (rent 346 E)

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