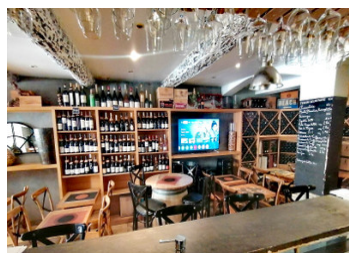
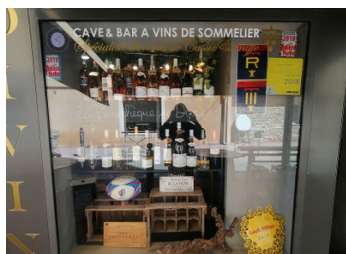
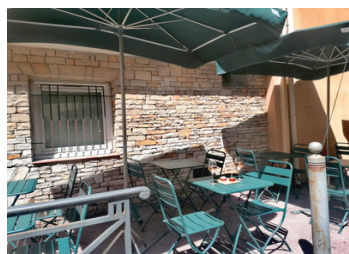


In Cassis, on busy street, 2 steps from the port, wine bar license 3 with terrace and upmarket clientele



## INFORMATION

Town:	Cassis
Department:	Bouches-du-Rhône
Bed:	0
Bath:	0
Floor:	50 m2
Plot Size:	40 m2



## IN BRIEF

Leasehold of a license 3 wine bar with commercial lease and AOT for a capacity of around forty people internally and around forty people externally that can be operated as a beer bar and/or Pub.

(no Pub currently in the center of Cassis)

It comprises a gourmet snack-type dining room with a bar, a storeroom/kitchen, an independent WC and has an extraction and is equipped with 4 refrigerated cupboards.

## 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

Created in 2010 by 2 current managers, the establishment has developed a fine reputation with a large local and American clientele in particular. Musical evenings every 15 days guarantee maximum attendance. The bar is also equipped with a large screen to broadcast events.

The partnership with the Tourist Office also offers great opportunities, with cruise ship customers, the Christmas market, a stand at the starry harvest and requests from various groups for tastings.

The bar offers cold gourmet snacking based on top-quality local produce, and is equipped with a professional grill for hot dishes.

Based on 2022 and 2023 balance sheets, a turnover of between €200,000 and €240,000 is anticipated.

Renewable 5-year lease currently valid until 2030.

Charges: Rent 1,000 €/month and AOT (right to terrace space) 1,650 €/year.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>