

Traditional cuisine restaurant, town centre of a thriving community, near Bordeaux

EXCLUSIVE



## INFORMATION

Town:	Cérons
Department:	Gironde
Bed:	0
Bath:	0
Floor:	100 m2
Plot Size:	250 m2

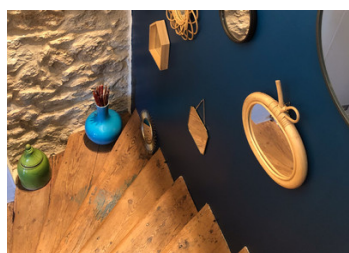
## IN BRIEF

Turnkey business: large, bright dining room, terrace, wine cellar and storage space.

Local reputation and loyal customer base. Suitable for any type of restaurant (traditional, bistronomy, brasserie, pizzeria/crêperie, wine bar, etc.) or local shop (subject to compliance and authorisations).

This restaurant in the town centre is ready to take over, with or without a new business. Ideal for investors or experienced operators. Additional development without investment.

Information provided for guidance only and not contractually binding. Any change of business activity remains subject to administrative authorisations (town planning/public building, public terrace where applicable) and current regulations.

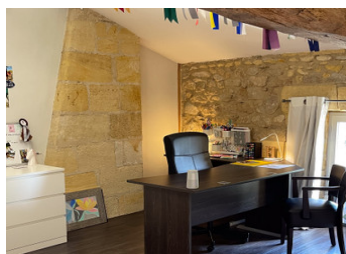


## ENERGY - DPE

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

Traditional cuisine restaurant – prime location in the heart of a thriving town (between Bordeaux and Langon)

Large dining room seating at least 50 + large terrace – block sale preferred (premises + business)

Sale price for premises & business: €534.700 including agency fees (block sale preferred)

Turnkey business: large, bright dining room, terrace, wine cellar and storage areas.

Local reputation and loyal customer base. Suitable for any type of restaurant (traditional, bistronomy, brasserie, pizzeria/crêperie, wine bar, etc.) or local shop (subject to compliance and authorisations).

This restaurant in the heart of town is ready to take over, with or without a new business. Ideal for investors or experienced operators. Additional development without investment.

Key assets:

- 100m<sup>2</sup> commercial space / 50 covers + large terrace + wine cellar and storage
- Central location, good transport links (train station/main roads), shops and services nearby, car parks nearby
- Turnkey business: functional organisation, storage, professional equipment
- Current 'sustainable' operation (capacity)
- Licence IV available but not currently in use
- Suitable for all types of catering (traditional, bistronomic, wine bar, crêperie/pizzeria, fast food, delicatessen, etc.) or local shops (subject to compliance and authorisations)
- High potential for development without investment: catering, extension of opening hours and days, group catering, diversification
- Large, charming 180m<sup>2</sup> apartment, renovated and ready to move into

## LOCAL TAXES

Taxe habitation: EUR

## NOTES