

Sale of the business assets of a renowned franchise chocolate shop in a large shopping centre in Charente.



## INFORMATION

Town:	Châteaubernard
Department:	Charente
Bed:	0
Bath:	1
Floor:	35.5 m2
Plot Size:	0 m2



## IN BRIEF

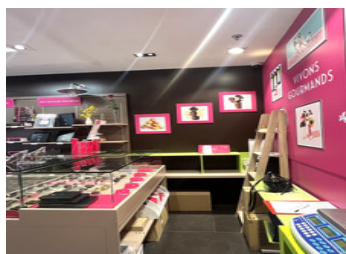
Become the owner of a renowned French chocolate shop located in the heart of a dynamic shopping centre with strong influence. The shop is fully equipped for the franchise concept in a warm setting decorated in gourmet pink and light wood furniture. This spacious, well-stocked, air-conditioned shop offers exceptional visibility thanks to its high-traffic location and invites customers to discover the treasures and richness of a renowned brand in the chocolate sector. It has an attractive display window, two Italian ice cream dispensers, a storage room and a water point with sanitary facilities. A wide variety of chocolates, confectionery, sugared almonds, biscuits and macarons allows customers to create their own tailor-made assortments. A sweet dream to take over, a golden opportunity for a passionate buyer, a quick and efficient takeover of the business under a national brand.

## 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

- 35.5 m<sup>2</sup> premises in a shopping centre with a retail area, storage space and toilet facilities.
- Sold with furniture and stock
- 3/6/9 commercial lease
- Support and guidance from the chocolate franchise
- 2 part-time employees (26 hours and 21 hours)

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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