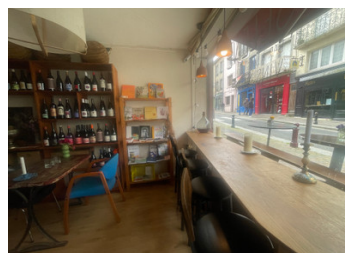
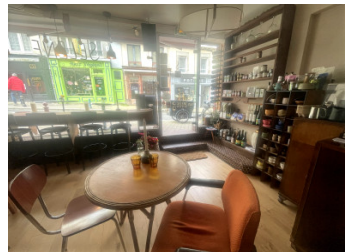


Business for sale- Restaurant/bar- Ideal location- 30 meters from the beach- touristy seaside resort



## INFORMATION

Town:	Granville
Department:	Manche
Bed:	0
Bath:	0
Floor:	85 m2
Plot Size:	0 m2



## IN BRIEF

Stéphanie Nash and Leggett Immobilier International are offering for sale a restaurant / bar / wine cellar business (fonds de commerce), ideally located in a strategic and highly sought-after location in the heart of the town of Granville, Normandy — a renowned seaside resort on the Normandy coast, situated within the Bay of Mont-Saint-Michel.

### Premium location

Set on a historic and lively street, with strong pedestrian and tourist traffic year-round, this business benefits from excellent visibility. There is immediate access to nearby parking, a vibrant commercial environment, and close proximity to both the beach and the casino.

### A versatile and profitable concept

Perfectly suited for a restaurant, wine bar, or wine shop, this establishment stands out for its warm atmosphere and strong development potential.

## 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

This business (fonds de commerce) stands out for its tasteful décor and warm, welcoming setting, offering a friendly atmosphere highly appreciated by both local and tourist clientele. Located in a highly sought-after area of Granville, it benefits from strong development potential driven by the region's tourist appeal.

### Operations and growth potential

Currently run by a single person, this establishment offers significant growth potential. Operating with two people would allow the business to be fully optimized, increase turnover, and expand services.

### Open kitchen – enhanced customer experience

The open kitchen facing the dining area is a real asset, creating direct interaction with customers and showcasing culinary expertise. A modern and appealing concept, ideal for attracting clients seeking authenticity and conviviality.

### Property features:

Total surface area: 85 m<sup>2</sup>

Indoor capacity: 35 seated guests

Terrace: 9 outdoor seats

Layout: 3 separate dining areas

Facilities: 1 restroom (WC)

Additional asset: large basement storage area

### Key strengths:

Prime location in the city center

Loyal local and tourist clientele

Turnkey business

Strong revenue potential

Ideal for a restaurant or themed bar project

Possibility to purchase the freehold and gain an additional 44 m<sup>2</sup>

### Additional information:

Commercial lease: 3/6/9 (all business activities

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES