

sale business bar restaurant ideally located on the town of Archiac.



INFORMATION

Town:	Archiac
Department:	Charente-Maritime
Bed:	1
Bath:	1
Floor:	113.41 m2
Plot Size:	1092 m2

IN BRIEF

business for sale bar restaurant of 113.4 m2 placed in exit of city on departmental road between Pons and Barbezieux, with a big private parking lot in front of approximately 1000 m2. It consists of a new equipped kitchen with back kitchen, washbasin, sanitary, storeroom, checkroom, 2 rooms and terrace (capacity 60 seats), with ERP standards and no employee to take over. Possibility of changing the business as you wish (discotheque, shop or other) and also of buying the premises.

ENERGY - DPE



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

With a capacity of 60 seats with two rooms and two terraces, a large parking lot of 1092 m², a fully equipped and new kitchen less than 3 years old with a back kitchen and a washing up room, toilets, storeroom, checkroom, this bar-restaurant of 113.4 m² is very well located in the town of Archiac with schools, doctors and local shops. No employee to take over, this business has a big potential of development. Rent by month 1400HT. Possibility to buy the walls of the building with a large room on the first floor where two rental studios or a large apartment can be built. Come to discover this good business.

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

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