

Goodwill BAR-TABAC-PRESSE on main road near Angoulême.

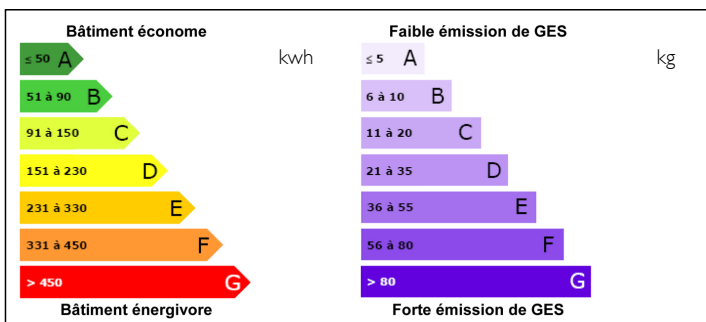
## INFORMATION

Town:	Garat
Department:	Charente
Bed:	3
Bath:	1
Floor:	280 m2
Plot Size:	1473 m2

## IN BRIEF

Commercial property sale BAR -TABAC- PRESSE-FDJ located on a busy road - Shop of approx. 45 m² with 2.81 ml shop window - entrance corner tobacco fdj - bar room of approx. 32 m² with 2.90 ml shop window - accommodation 3 bedrooms - office - kitchen - courtyard - terrace car park Sales area of approx. 96 m². Office area of approx. 5.50 m². Storage area of approx. 17 m². LOCATION AND ACCESS : - County : Charente 16 - Geographical situation : South-East of Angoulême - Accommodation : YES - Rent : 14 400 € per year OPERATING RESULT : - average sales over the last 3 years: € 226 000 - Average tobacco commissions over the last 3 years: €115,380 - Average EBITDA over the last 3 years: €86,000 OPERATING CONDITIONS TO DATE : - Operating conditions: couple - Opening hours: 6am - 8pm - Weekly closing: Thursday AM and Sunday AM - Annual closure: 4 weeks holiday per year.

## 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

Ground floor:

Commercial area facing north-east

- Bar 32m
- Games room 18 m<sup>2</sup>
- Shop 45 m<sup>2</sup>
- Wc 6 m<sup>2</sup>
- Storage room 17 m<sup>2</sup>

Private residential area facing south-west:

- Kitchen
- Living room

First floor: landing leading to :

- Bedroom 1
- Bedroom 2
- Bedroom 3
- WC
- Shower room

Garage

Attic 1

Attic 2

Private car park

Terrace

Video surveillance

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

## NOTES