



Bar - Tobacconist - Press - lotto

LUCON (85)

470 000 €



247 m²



10 pièce(s)

PROPERTY DESCRIPTION

GOODS (with the possibility of purchasing WALLS) Bar Tabac FDJ PMU Snack Ideally located in a dynamic town in the South Vendée: - 15,000 Inhabitants / Catchment area: between 35,000 and 40,000 people - Shopping area, other complementary shops nearby, - Important pedestrian flow in an environment without competition, - Free parking and unlimited parking. The establishment consists of: - 1 Bar / Brasserie area: approx. 55m² (60 seats inside), - 1 Bar / PMU area of approx. 38m², - 1 Tobacco / Press area of approx. 17m², - 1 Terrace with awning of approx. 50m² (40 seats outside), - 1 Kitchen of approx. 7m², - 1 Cellar of approx. 30m², - 1 Official accommodation of approx. 30m²: studio with bathroom. Good to know: - Complete renovation carried out in 2015, - Modern layout with quality materials, - Up-to-date furniture and decoration, - Sanitary facilities to PMR standards, - Facade restoration and roof maintenance carried out in 2019. Annual turnover excluding Tobacco and FDJ: € 240,000, Commissions: € 95,000, EBER: € 190,000, Rent: € 18,000. High-performance business, which benefits from the good dynamics of its location with a flow of regulars. Establishment aimed at buyers with a contribution of € 170,000. Nombre de lots de la copropriété : 100, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 3200€ soit 266€ par mois.

Le Diagnostic de Performance Energétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Emerick GIANGRASSO

LA-BOISSIERE-DES-LANDES (85430)

Agent

RSAC : 447 663 543 00091

Courts service city : LA ROCHE SUR YON

(+33)6 15 58 43 21

LE BIEN EN IMAGES



Commerces et entreprises



DETAILS

GENERAL

Reference 815530

Property type Bar - Tobacconist - Press - lotto

SURFACES

Living space 247 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 100

Condominium fees 267 €/mois

Share of expenses 3 200 €

COMPOSITION

Number of rooms 10

APPENDIX

Parking extérieur

Parking space 100

Videophone Non



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