



## Restaurant

LORGUES (83)

**238 500 €**



65 m<sup>2</sup>



4 pièce(s)

## PROPERTY DESCRIPTION

LORGUES Sale of a restaurant business in a typically Provençal bucolic setting near the village. Possible in CLASSIC SALE or OPEN TERM SALE. Its capacity is 40 seats under a 35 m<sup>2</sup> veranda with opening air-conditioned bay windows nestled near vineyards. Small shaded terrace with possibility of extension. On the ground floor: Reception of 12 m<sup>2</sup>, Recent fitted and equipped kitchen of 16 m<sup>2</sup>, WC – Sanitary facilities and small cellar. Upstairs: 34 m<sup>2</sup> which can accommodate around twenty additional place settings or be used for storage. New professional CHR operating equipment in perfect condition. No leasing. Accessibility PMR ERP category 5 License III GR CA 2022: €266,000 excluding VAT Gross Surplus Retired: €83,775 Net profit Very great possibility of development Very well managed business run for 9 years by the current owners. 9-year commercial lease renewed in 2021 Rent: €850/month charges included not subject to VAT Property tax payable by the tenant €1,775/year Establishment closed in December, January and February as well as 3 days/week. 1 evening service in July and August. Significant development potential. Loyal local and tourist clientele. Business run by a couple of managers + extras in the summer season. Reason for sale: change of project unrelated to the business. The advantages: - Low rental charges; - Equipment in perfect condition; - Beautifully kept places; - Excellent reputation; - Development prospects - Immediate operation with no work required. Complete file on request against confidentiality commitment and after qualification of the financing capacity of the buyers.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://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!



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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 843850

Property type ..... Restaurant

### SURFACES

Living space ..... 65 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 4

### APPENDIX

Parking ..... extérieur

Parking space ..... 20

Videophone ..... Non

### SERVICES

Air conditioning ..... Yes



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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle