

Superb price for a thriving FDC (bar, tabac, lotto) in Agen with a surface area of 100 m2. 2 bed apt 66 m2



## INFORMATION

Town:	Agen
Department:	Lot-et-Garonne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

## IN BRIEF

The business comprises of the following \* Licence iV  
 \* Sale of lottery tickets and other games \* Enclosed outside space and terrace at the rear \* Seating/space for up to 70 clients \* Parking \* Cigarette and tobacco sales \* Seating on the pavement outside the bar \* Boules terrace The apartment is 66 m2 and has 5 rooms including 2 bedrooms. Private area for owners. This is a commercial lease and the rent is 1250 euros a month. The tax fonciere is shared by the owner of the building and the owner of the business.

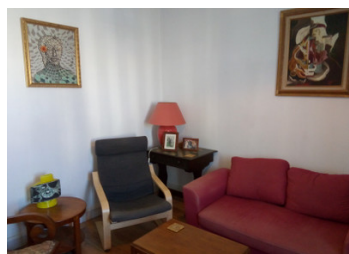
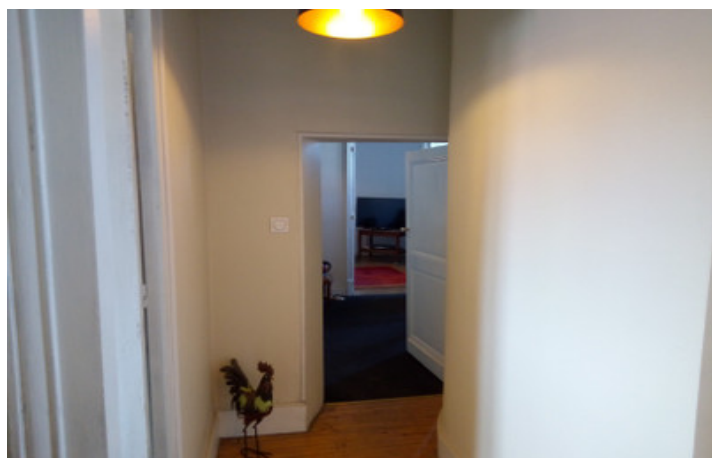


## ENERGY - DPE



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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

### SUMMARY

For sale business Bar/Tabac/FDJ/Brasserie in Lot et Garonne.

The business is spacious and has 70 seats with terraces. Ideally located at the entrance to the town on a main road. The turnover is constantly increasing, despite the closures of the bar and the curfew due to the pandemic. Huge potential to develop a takeaway menu for an established clientele. Two bedroom flat (5 rooms). Reasonable rent. Ideal for a dynamic couple.

Located on the axis Agen-Toulouse at the entrance of the city, for sale a business with a surface of 100 m<sup>2</sup>.

Including:

- Brewery license 4, potential 70 seats.
- Point of sale tobacco.
- Lottery and various games.
- Terraces.
- Fenced area, bowling green.
- Car park.

Also a flat type F3 of 66 m<sup>2</sup>, two bedrooms, 5 rooms in total.

Commercial lease, rent of 1250 euros per month

### LATEST NEWS

A positive start to the year for potential buyers

On Thursday 19 January, the Minister of Public Accounts and the Confederation of tobaccoists signed a protocol to extend their support to the tobaccoists' network across France.

One of the most important areas to be expanded is the support offered to those who wish to

## NOTES