

LANSLEVILLARD VAL CENIS - Pizzeria, tearoom, fast food snack restaurant business in the centre of a ski resort

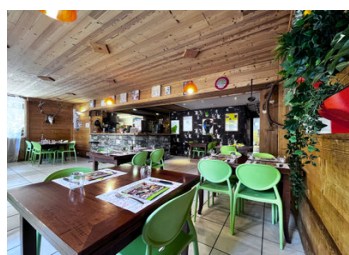


INFORMATION

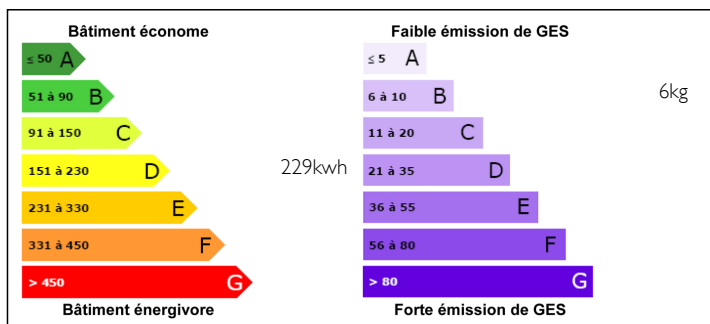
Town:	Val-Cenis
Department:	Savoie
Bed:	0
Bath:	0
Floor:	94.78 m2
Plot Size:	0 m2

IN BRIEF

Wood-fired pizzeria seating 50 covers inside and 20 outside plus takeaway with great potential; located in Val Cenis-Lanslevillard, a ski resort in the winter and on the road to the popular Col de l'Iseran and the Col du Mont-Cenis in the summer. Close to all shops and car parks. Commercial lease for 94 m² renewed in 2023 for 9 years.



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

Ideally located in the centre of the family ski resort VAL CENIS, the lease hold for this pizzeria is for sale. The restaurant seats approximately 50 in a traditional yet modern wood and stone decorated, bright dining room. Outside, the terrace with breathtaking views of the Parc de la Vanoise, overlooking the Arc river, can accommodate up to 20 diners. The restaurant holds a restricted alcohol license (license III).

With car parks, the tourist office and all the shops nearby, this pizzeria is also accessible by public transport and, thanks to its location, benefits from a thriving winter and summer tourist season as well as a well-established local clientele.

The current manager is offering to pass his expertise onto the future buyer: all profiles possible, can be suitable for a couple.

The standard commercial lease (3-6-9) for the 94 m² co-owned premises was renewed in May 2023 for a period of 9 years. No staff to be taken over. Business accounts available on demand.

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

NOTES