

LUBERON - RESTAURANT BUSINESS located in a prime location.

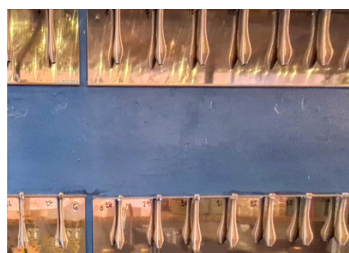


INFORMATION

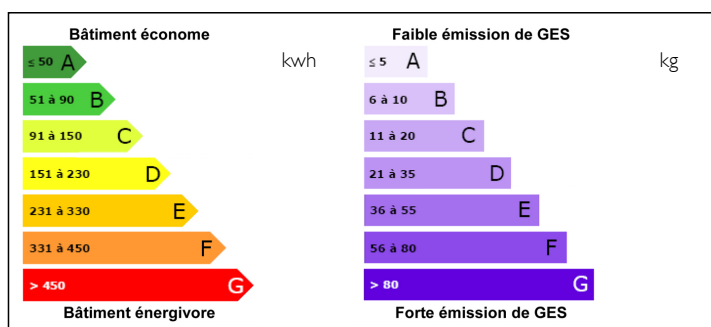
Town:	Apt
Department:	Vaucluse
Bed:	0
Bath:	0
Floor:	115 m2
Plot Size:	0 m2

IN BRIEF

LUBERON - Ideally located in the heart of the Luberon, this magnificent restaurant offers you a unique opportunity. This establishment with a surface of approximately 115 sqm will seduce you with its lovely decoration and strong potential. The dining room, which can accommodate up to 50 guests, and the equipped professional kitchen, with separate dishwashing area, provide an ideal setting for your gastronomic projects. Two beautiful terraces, offering a total seating capacity of 94, add to the charm of this place. With great potential for development, especially by extending opening hours, this restaurant promises interesting profitability. Currently open only for lunch, 6 days a week in the summer season. It's a thriving business: the average turnover excluding taxes amounts to €440,000, with an adjusted net profit of €112,000 in 2022. Loyal clientele. No staff to take over. Don't hesitate to make an appointment to visit.



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

Commercial lease in a charming Provencal town, offering a reception area of approximately 70 m2, a semi-open kitchen with washing-up area, a mezzanine, and a large vaulted cellar.

Significant renovations have been carried out, particularly in terms of electricity, plumbing, sanitation, and the kitchen. The latter has been carefully equipped, including a separate area for washing-up, a resin floor, food-grade paint, and protection for light fixtures. In addition, work to comply with safety standards has been undertaken, including access for disabled persons and adapted toilets.

The monthly rent is 2050€. The rent for the 2 terraces is 1500 €/year.

Heating is provided by an air-to-air heat pump.

All inventory will remain, making it a turnkey operation.

Avignon TGV is about 1 hr drive, the airport of Marseille is about 1h15 away.

Check out this great opportunity!

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

NOTES