

Ref: A21522EMC33

Price: 390 200 EUR agency fees to be paid by the seller

Unusual 700m2 restaurant, concert stage, a separate building for receptions and a 200m2 flat











ENERGY - DPE

Bâtiment économe		Faible émission de GES
≤ 50 A	kwh	≤ 5 A kg
51 à 90 B		6 à 10 B
91 à 150 C		11 à 20 C
151 à 230 D		21 à 35 D
231 à 330 E		36 à 55 E
331 à 450 F		56 à 80 F
> 450 G		> 80 G
Bâtiment énergivore		Forte émission de GES

INFORMATION

Town:	Mazères	
Department:	Gironde	
Bed:	3	
Bath:	2	
Floor:	900 m2	
Plot Size:	7500 m2	

IN BRIEF

A themed restaurant located on a major trunk road. Significant and constantly growing turnover.

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.

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NOTES

DESCRIPTION

Formerly a cabaret, the current managers have reinvented the restaurant by transforming it into an American-themed restaurant. The premises include:

- a 120-seat dining room with a bar 180m2
- a 40-seat dining room
- a 250m2 terrace with an outdoor kitchen
- a fully equipped 70m2 professional kitchen
- an 18m2 stage

changing rooms

a former tobacco barn converted into a 130-seat 150m2 function room with toilets and a shower. Guinguette dance venue.

a 200m2 flat with kitchen, living room, and 3 bedrooms.

The lease was renewed on 1/06/2023 Rent: €2,000 incl. VAT/month - Possibility of buying the premises.

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