

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



## 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.

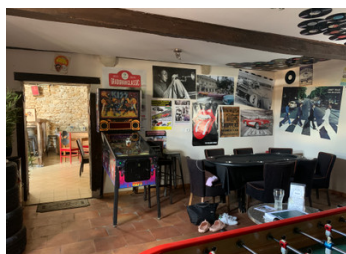


## ENERGY - DPE



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

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 180m<sup>2</sup>
- a 40-seat dining room
- a 250m<sup>2</sup> terrace with an outdoor kitchen
- a fully equipped 70m<sup>2</sup> professional kitchen
- an 18m<sup>2</sup> stage
- changing rooms
- a former tobacco barn converted into a 130-seat 150m<sup>2</sup> function room with toilets and a shower.

Guinguette dance venue.

a 200m<sup>2</sup> 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>

## NOTES