

A bustling brasserie, ideal business to extend as a takeaway, pub or bar/restaurant.



INFORMATION

Town:	Marmande
Department:	Lot-et-Garonne
Bed:	0
Bath:	1
Floor:	250 m2
Plot Size:	0 m2

IN BRIEF

In a popular location, this bar is run by a couple who open lunchtimes only and for music sessions some evenings. Potential to expand both the menu and opening hours. It would be ideal for a proper English pub - horse brasses, pints of ale, fish and chips and Sunday lunch



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.



NOTES

DESCRIPTION

This lively bar has the potential to expand the business: either by opening in the evenings for meals or by changing its offering: for example a traditional British pub with pub lunches and artisan beers.

It's in a prime location, at the centre of a busy village on the high street which is full of independent shops and other small businesses. Plenty of passing trade. The current owners have refurbished the bar – so it's bright and welcoming

The business for sale includes the rental of the building. At 650€ per month this gives you a commercial floor with bar and restaurant [150 m2], kitchen, storage, disabled adapted washroom, the beer cellar, an outside covered seating area and a huge 1st floor which has the potential to create a large open plan loft apartment. The 1st floor is currently uninhabitable.

Also included are all the business assets; name and brand, online marketing, all the equipment, furnishings and fittings for running the commercial kitchen and the restaurant. Reversible air conditioning. Category IV alcohol licence

Healthy turnover [financial returns are available] and opportunity to expand. There are no constraints to retain employees, and there are no brewery contracts – the beer equipment is provided and maintained by the suppliers.

Located between Marmande and the beautiful city of Bordeaux [85km] with its international airport and world famous wine regions.

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