LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A15301 Price: 119 000 EUR

agency fees to be paid by the seller

A thriving Fonds de Commerce (bar, tabac, lotto) in Agen with a surface area of 100 m2. 2 bed apt 66 m2















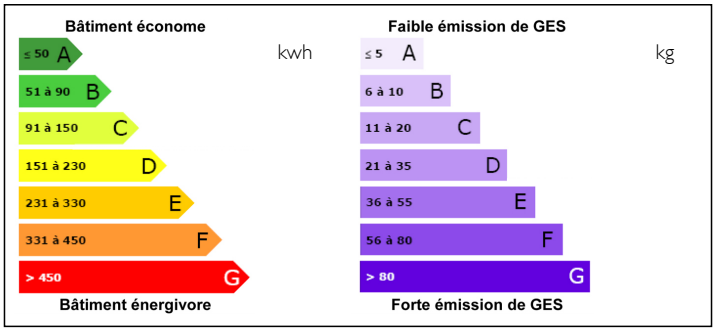
INFORMATION

Town:	Agen
Department:	Lot-et-Garonne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

The business comprises of the following * Licence iV * Sale of lottery tickets and other games * Enclosed outside space and terrace at the rear * Seating/space for up to 70 clients * Parking * Cigarette and tobacco sales * Seating on the pavement outside the bar * Boules terrace The apartment is 66 m2 and has 5 rooms including 2 bedrooms. Private area for owners. This is a commercial lease and the rent is 1250 euros a month. The taxe fonciere is shared by the owner of the building and the owner of the business.

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.

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NOTES

DESCRIPTION

SUMMARY

For sale business Bar/Tabac/FDJ/Brasserie in Lot et Garonne.

The business is spacious and has 70 seats with terraces. Ideally located at the entrance to the town on a main road. The turnover is constantly increasing, despite the closures of the bar and the curfew due to the pandemic. Huge potential to develop a takeaway menu for an established clientele. Two bedroom flat (5 rooms). Reasonable rent. Ideal for a dynamic couple.

Located on the axis Agen-Toulouse at the entrance of the city, for sale a business with a surface of 100 m².

Including:

- Brewery license 4, potential 70 seats.
- Point of sale tobacco.
- Lottery and various games.
- Terraces.
- Fenced area, bowling green.
- Car park.

Also a flat type F3 of 66 m², two bedrooms, 5 rooms in total.

Commercial lease, rent of 1250 euros per month

LATEST NEWS

A positive start to the year for potential buyers

On Thursday 19 January, the Minister of Public Accounts and the Confederation of tobacconists signed a protocol to extend their support to the tobacconists' network across France.

One of the most important areas to be expanded is the support offered to those who wish to