

La Ciotat, commercial property of a restaurant on the pier of the port with a dominant breathtaking view



INFORMATION

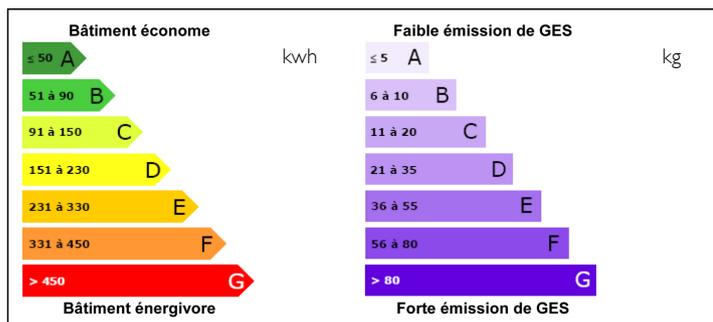
Town:	La Ciotat
Department:	Bouches-du-Rhône
Bed:	0
Bath:	3
Floor:	800 m2
Plot Size:	400 m2

IN BRIEF

With an exceptional location in La Ciotat in what is considered the most beautiful bay in the world, in the heart of the famous shipyard in front of the unique "poudingue" cliffs of the Mugel cove, this restaurant is located on the upper level of an old warehouse on the quay and overlooks the port and the sea. I invite you to seize this rare opportunity and discover its unique Eiffel structure which will seduce you with its contemporary industrial style and its dominant wooden terrace which will give you the feeling of being on a ship. With a 285 m2 reception room with a current capacity of about 90 seats and a large terrace with walkways of about 400 m2 with a current capacity of about 90 seats, the establishment has a large capacity of 800 people maximum with access for disabled people and lift, allowing to widen its...

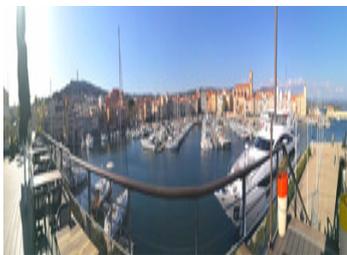


ENERGY - DPE



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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

On the catering side, the restaurant is equipped to a high standard with a kitchen with a central island, cold rooms, a goods lift and a large space for storage, staff and administrative spaces with a private access and suppliers on the ground floor

The restaurant's diversified clientele includes shipyard companies and international crew providing them with a high standard menu as well as workers, locals, and tourists for a more basic menu.

The internationally renowned shipyard is in constant development and houses currently approximately 30 companies with 700 employees.

The business development perspective of the restaurant is excellent as the shipyard is going to expand with 3000 additional recruitments by 2023 and 9000 in total by 2026/2027.

There is also a landscape design project to convert the esplanade (where the biggest ships are docked) into a park.

20 year lease deadline in 2033

Rent : 8700 €/month Tax included and terrace included

Layout description :

To PMR standards with lift

2 staircases, one on the quay side and one on the street side, and a private access on the ground floor for staff and supplier vehicles

Total surface area of 800 m² with a 285 m² hall with bar and a terrace with walkways of approximately 400 m²

On 3 levels with lift and goods lift

Terrace with triple exposure: N/E, E and S

Gas boiler

Ecobulle CO₂ softener

3 positive and 1 negative cold rooms, vacuum device, cooling cell

Fully equipped kitchen with dishwashing area, hatch, etc.

Electrical cabinet to standards

Roof extraction with internal access

Office space...

NOTES