

Walls and business for sale. Location n 1 for this traditional restaurant and its musical bars, Dijon, Côte d'Or, Burgundy



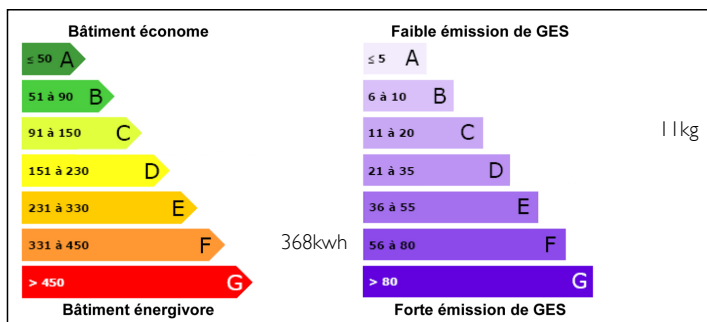
## INFORMATION

Town:	DIJON
Department:	Cote d Or
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

## IN BRIEF

500 m<sup>2</sup> of commercial space to be purchased and operated in the No. 1 district of Dijon nights. Heated terrace of 45 m<sup>2</sup> (25 seats), traditional restaurant on the ground floor (50 seats) and bar with music area. Two superb cellars and their atmospheric bars, 4 parking spaces. Very high profitability. Possibility of developing the restoration and privatization of cellars.

## 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

The owner has maintained throughout his career as manager of the proposed commercial walls.

Recent professional furniture and equipment are an asset to keep the business going.

EBE very strong, a healthy activity, known and recognized in the Dijon area.

No brewer contract.

Possibility to buy the fund only.

## NOTES