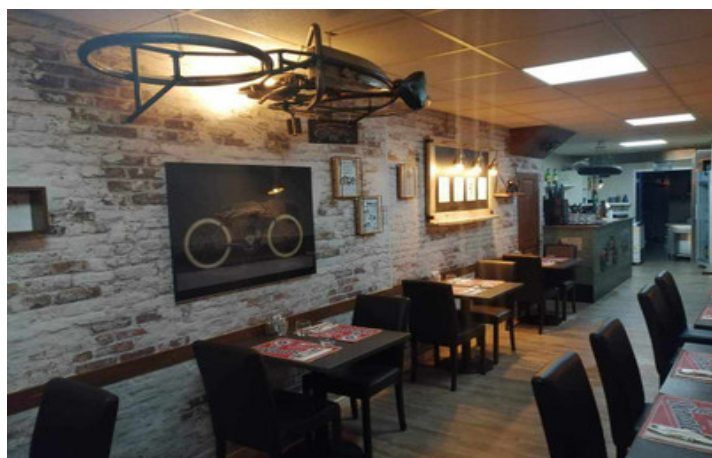
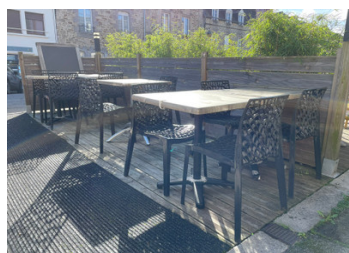


Restaurant business in pretty and touristic town just 20-minutes from Dinan. Well equipped and ready to go.



## INFORMATION

|             |                                   |
|-------------|-----------------------------------|
| Town:       | Jugon-les-Lacs - Commune nouvelle |
| Department: | Côtes-d'Armor                     |
| Bed:        | 0                                 |
| Bath:       | 1                                 |
| Floor:      | 0 m2                              |
| Plot Size:  | 0 m2                              |



## IN BRIEF

This well-equipped restaurant is ready to open. Located in an ideal spot, in the main square of an attractive and touristic town, just 20 minutes from Dinan and 40 minutes from the beaches, this is an ideal business opportunity. Currently serving pizzas, pasta and brasserie dishes this is a popular restaurant for locals and holidaymakers.

The restaurant has a large terrasse equipped for 42 guests, a recently decorated dining space, which is equipped for wheelchairs and ready to serve 28 guests and has a bar area with counter and shelves. The large kitchen is very well equipped with various ovens, hobs, fryers, all the necessary material to start the business.

Behind the kitchen there is a good sized cold-storage area with various freezers, with a back door for convenient and discreet delivery. There is also a large storage area for...

## ENERGY - DPE

DPE not required.

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

Summary and surface area of rooms:

- Large terrace with electric awning, equipped for 42 covers (49.2 m<sup>2</sup>)
- Fully equipped room, redecorated in 2022, with wheelchair access, equipped for 28 covers (30.1 m<sup>2</sup>)
- Bar area with counter and storage shelves (6.7 m<sup>2</sup>)
- WC with washbasin
- Fully equipped kitchen with ovens, gas cookers, 2019 pizza oven, pizza machine, cold cupboard, deep fryers, etc. (28.1 m<sup>2</sup>)
- Cold storage area with various freezers and a door for deliveries (15.9 m<sup>2</sup>)
- Storage area for dry goods and drinks (18.7 m<sup>2</sup>)
- Small attic used as storage and for staff belongings.

There is a monthly rental cost of the walls.

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

## NOTES