

A thriving restaurant business overlooking the Nantes/Brest Canal in a popular town.



INFORMATION

Town:	Châteaulin
Department:	Finistère
Bed:	0
Bath:	0
Floor:	72 m2
Plot Size:	0 m2

IN BRIEF

Looking for a business with immediate earning potential? Then this could be the one for you! The current owner has built up a good client base of both regular, local clients and of seasonal visitors to the very pretty town. Turnover is achieved with the restaurant being open for 5 days a week, with 8 weeks holiday. Situated on the banks of the Nantes/Brest Canal, the business premises, which are not included in the purchase price but are rented, provide space for 35 covers in winter (October to March) and 70 covers in summer (April to the end of September). A lovely, covered terrace, which overlooks the canal, allows for this summer increase. There is also a spacious bar area and a fully equipped, professional kitchen with adjacent areas for the storage of beer and a...



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

Details of the business premises (all measurements are approximate);

On the ground floor:

Main bar and restaurant area - 38.93m² leading to:
A further dining area with stairs to first floor and a door to the toilet - 14.96m².

Toilet with WC, urinal, hand basin and electric hand dryer - 1.77m².

Kitchen area with hobs, ovens, sinks etc - 22.06m².

Beer storage area - 8.08m².

Dessert preparation area with fridges and hand basin - 5.56m².

Upstairs:

Staff/storage area with door to further storage - 18.09m².

Covered storage area with separate area with plumbing for automatic washing machine - 26.08m².

Distances (all approximate):

Quimper - 28kms.

Pleyben - 10.9kms.

Pentrez beach - 18kms.

Brest airport - 46.9kms.

Roscoff ferry port - 75.4kms.

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

NOTES