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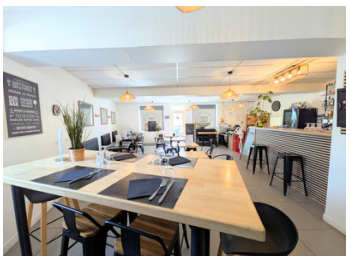
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Ref: A47265AMC19 Price: 77 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (70 000 EUR without fees)

Business for Sale – Bar, Restaurant & Village Grocery in Salon-la-Tour – Exceptionally Low Rent!















INFORMATION

Town:	Salon-la-Tour
Department:	Corrèze
Bed:	0
Bath:	3
Floor:	100 m2
Plot Size:	50 m2

IN BRIEF

A great opportunity to acquire an established bar, restaurant and village grocery in Salon-la-Tour, Corrèze, conveniently situated close to the A20 motorway and within easy reach of both Limoges and Brive.

This sale is for the business only; the building itself is not included. The attractive stone premises are owned by the local commune, allowing the future operator to benefit from a particularly low and favourable rent.

Recently renovated and trading for approximately two years, the business offers 30 indoor covers and 24 seasonal outdoor covers, an air-conditioned professional kitchen, terrace, village shop and several complementary activities, with further potential for development.

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.

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NOTES

DESCRIPTION

The restaurant provides 30 covers indoors, together with a further 24 outdoor covers during the season on the attractive terrace. A bar area complements the restaurant and provides an additional social space for customers.

The restaurant currently serves home-cooked food, including a workers' lunch menu and two à la carte dishes, offering a menu well suited to local customers and passing trade.

A professional air-conditioned kitchen serves the restaurant, with a number of items of equipment and fixtures included in the sale of the business.

Alongside the restaurant and bar, the premises incorporate a village grocery shop, providing an additional source of income and an essential local service.

A bread depot is already established and could be continued by the new owner. There is also potential to further develop a bakery activity from the premises.

An existing pastry-making activity provides another complementary element to the business and further potential for revenue.

Importantly, the establishment is currently the only shop/business in the village, giving it an important position within the local community.

Customer facilities include toilets to the rear of the premises, with facilities accessible to people with reduced mobility.

There is also an adjoining private area for the operators, providing a useful rest space together with a shower room and WC. Please note that there are no bedrooms or residential accommodation included with the business.