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## Haute-Garonne Bar-Restaurant, Dwelling

**270 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26764
- Zimmeranzahl : 7
- Schlafzimmeranzahl : 5
- Wohnfläche : 310 m<sup>2</sup>
- Grundstücksfläche : 1 159 m<sup>2</sup>



Located in Haute Garonne, this bar-restaurant business to develop has a full bar licence, a prime location and also a habitation. It proposes two restaurant rooms, an outside terrace (for a total of 180 covers), a bar, kitchen, cold room, dish washing area, storage room, toilet and a five-bedroom apartment above. Also, private parking. Excellent turnover and positive business turnover potential.

You will fall under the spell of this establishment in perfect condition in a prime location. Its entirely ground floor business, capacity and comforts for both clients and staff are major selling points.

The location at the centre of a roundabout, where hundreds of vehicles will pass on a daily basis, on a major thoroughfare of the the city, makes this a local institution with already an excellent reputation.

The restaurant has two distinct entrances. The first is road side, the second via the private car park (and disabled access). The lovely terrace is filled with flowers in the summer months and creates a discreet ambiance.

Inside the restaurant, opposite is the bar, to the right is the kitchen with dish washing area, cold room, pizza baking area, commissary, preparation areas and fridge. Hygiene standards respected.

To the left of the bar is the main room with a 60-person capacity, complete with fireplace. Upstairs is another room with a similar capacity and potential for private events. A five-bedroom dwelling with office, washroom and kitchen are at your disposal.

Around 20 vehicles can park privately next to the restaurant. Another major selling point. Here are the main characteristics of the business:

Business type: Bar-Restaurant  
Location: City-centre, tourist  
Business type: SARL  
Licence : III-IV  
Turnover 2023 : 427000 euros  
Monthly rent: 1380 euros  
Terrace rights : 0 euros  
Staff: 3, one of which 20 hours per week  
Positive business turnover potential  
Type of lease: classic 3-6-9 years  
Total area : 310m<sup>2</sup>  
Opening hours:12pm-15pm/19pm-23pm  
Closed : Sunday and Tuesday evenings  
Closed annually : 1 month  
Free from any contracts with suppliers or brewery

This represents an excellent opportunity.

You will be in a city centre of the Haute Garonne department with all other commerce in proximity. Easy access for your clientele with private parking.