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Business and Premises Central Tarbes

510 000 € [Gebühren an den Verkäufer]

- Referenz : AF26811
- Zimmeranzahl : 9
- Schlafzimmeranzahl : 3
- Wohnfläche : 246 m²
- Grundstücksfläche : 110 m²
- Grundsteuer : 3 973 €



Located in a prime location of central Tarbes is this 264m² building plus its business goodwill. The premises comprise a rented commercial space, an apartment and potential for two further apartments, to renovate. The restaurant business is fully equipped with a dining room, functional kitchen, storage space and above all, a repeat clientele as well as passing trade.

If you're looking to take on a new venture or continue in the restaurant trade, or simply invest your money, then this opportunity is not to be missed. The prime location means any other business type could also thrive.

The building has two distinct entrances. The first allows access to the shopfront and the second to the shared entrance hall and the rest of the building.

The entrance corridor leads to an 11m² shared space and an adjacent 18m² space with a toilet. The hallway has access back to the commercial space.

The first floor has a 54m² apartment with a balcony passageway. It is comprised of a 20m² living space with wooden flooring. There is an 8m² kitchen opening to the living area and a spacious bedroom, 14m², with access to an 11m² washroom. A modernisation should be allowed.

Opposite is the old "staff quarters", easily transformable to a one-bedroom apartment. A full renovation will realise its potential to an independent dwelling to generate a revenue.

The second floor has potential to create a third apartment and is 64m². There is currently a 10m² kitchenette, two 18m² rooms, a 9m² bathroom and a storage space.

These three potential apartments and the rented shop space will generate a healthy revenue stream.

The rented commercial space has two entrances, a 27m² dining room and passing foot trade.

A take-away space is present also for fast food.

The 20m² kitchen is highly functional, fully equipped and open visually to the clients.

A 47m² basement has a 3m² toilet and storage divided into 3m², 10m² and 22m² spaces.

Excellent potential to develop turnover, in constant augmentation.

The roof is covered in tile. Windows are both double glazed and with one pane of glass. Heating is currently supplied by electric radiators. There is an electric powered hot water storage tank, 150l. The property is connected to the sewage mains.

You will be in Tarbes a few mins from the train station, 15 mins from Tarbes-Lourdes-Pyrenees airport, 1h from Spain and from skiing, 1h30 from the Atlantic coast and 3h from the Mediterranean.

ENERGIEVERBRAUCH : D (235)

TREIBHAUSGAS : B (7)