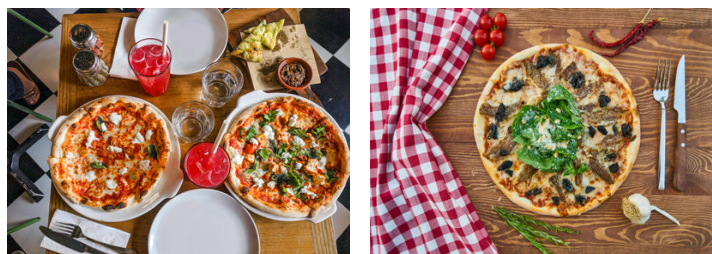


## OPPORTUNITY – Bar/Pizzeria/Restaurant business – Périgueux – Marsac-sur-l'Isle



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Marsac-sur-l'Isle |
| Department: | Dordogne          |
| Bed:        | 0                 |
| Bath:       | 0                 |
| Floor:      | 105 m2            |
| Plot Size:  | 0 m2              |

## IN BRIEF

OPPORTUNITY – Bar/Pizzeria/Restaurant business – Périgueux – Marsac-sur-l'Isle

A rare opportunity! A turnkey establishment, perfectly maintained and with an excellent reputation, located in a dynamic area with high footfall.

Business assets:

- Restaurant measuring 105 m<sup>2</sup> with a total capacity of 100 covers
- Shaded outdoor terrace: 50 covers
- Indoor terrace + dining room: 50 additional covers
- Ideally located establishment, benefiting from a constant flow of customers
- Complete and well-maintained professional equipment
- Functional kitchen and storage area
- Beautiful, modern and welcoming workshop-style decor
- Loyal customer base + strong potential (shopping

## 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

OPPORTUNITY – Bar/Pizzeria/Restaurant business  
– Périgueux – Marsac-sur-Île

A rare opportunity! A turnkey establishment, perfectly maintained and with an excellent reputation, located in a dynamic area with high footfall.

Business advantages:

- Total capacity of 100 covers
- Shaded outdoor terrace: 50 covers
- Indoor terrace + dining room: 50 additional covers
- Ideally located establishment, benefiting from a constant flow of customers
- Complete and well-maintained professional equipment
- Functional kitchen and storage area
- Beautiful, modern and welcoming workshop-style decor
- Loyal customer base + strong potential (shopping area, proximity to large companies)
- Very good turnover, continuously increasing
- Licence IV
- On-site and takeaway catering (strong potential for developing takeaway sales)
- Large car park in the immediate vicinity
- Possibility of support during start-up

## LOCATION

Strategic location in the heart of an attractive area, guaranteeing a constant flow of customers throughout the day.

## IDEAL FOR:

Buyer looking for a turnkey business

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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