

Business for sale – bar/restaurant/brasserie in the heart of Saint-Lô. Prime location – seats 70



INFORMATION

Town:	Saint-Lô
Department:	Manche
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

Located in the very heart of Saint-Lô, this business benefits from an exceptional position in the town centre, directly on the highly sought-after market square. The town has recently undergone major redevelopment works, now offering a modern, vibrant and highly attractive environment, with increasing foot traffic. The location is a key and rare asset, ensuring maximum visibility and a constant flow of both local and tourist customers.

The premises are spread over 4 well-designed levels:

Ground floor:

Two welcoming dining areas with bar space, fully equipped kitchen, service area, and restrooms.

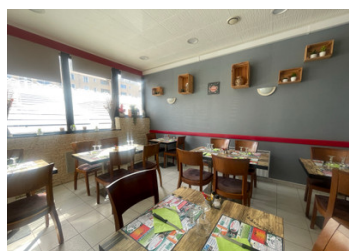
First floor:

Two additional dining rooms as well as one WC.

Second floor:

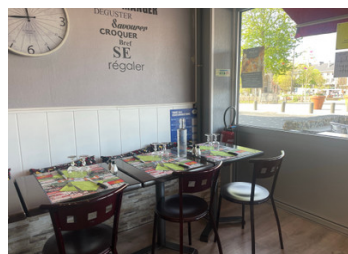
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.



ENERGY - DPE

DPE not required.



NOTES

DESCRIPTION

FOR SALE – BRASSERIE / BAR BUSINESS – PRIME LOCATION

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The premises are spread over 4 well-designed levels:

Ground floor:

Two welcoming dining areas with bar space, fully equipped kitchen, service area, and restrooms.

First floor:

Two additional dining rooms as well as two WCs.

Second floor:

Staff accommodation of approximately 37 m², ideal for the owner or employees.

Outdoor area:

A small existing terrace, with additional municipal authorization for an extended terrace during the summer season, offering strong development potential.

Additional information:

Rent: €1,311/month

5 weeks of annual leave

Staff to be taken over: 1 apprentice + 1 waitress

Dining/bar area 1: 26 m²

Dining room 2: 22 m²

Dining room 3: 15 m²

Dining room 4: 20 m²

Kitchen: 15 m²

2 private parking spaces