

Carhaix town centre — Michelin Bib Gourmand restaurant, 45/50 seats, turnkey

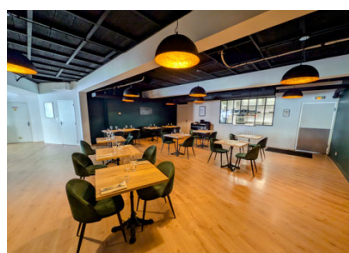


INFORMATION

Town:	Carhaix-Plouguer
Department:	Finistère
Bed:	0
Bath:	0
Floor:	228 m2
Plot Size:	0 m2

IN BRIEF

In the very heart of Carhaix-Plouguer (Finistère), on the main commercial street of a town centre just freshly renovated, this restaurant business (fonds de commerce) is the only establishment in the Poher area to hold a Michelin Guide Bib Gourmand award. Fully refurbished in 2022, dining room seating 45/50, fully equipped professional kitchen, cold room, storage cellar: no works required. Very good and growing turnover over the last three years, loyal local and tourist clientele. 3/6/9 commercial lease, full restaurant licence. A great little business not to be missed — full information pack (accounts, lease, price) shared in confidence on request.

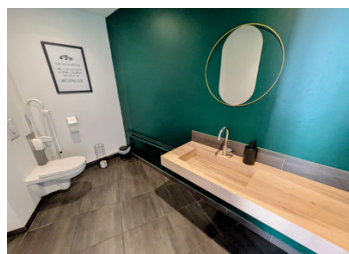


ENERGY - DPE

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

CARHAIX-PLOUGUER, town centre — Restaurant business (fonds de commerce) currently trading, ideally located on the main, busiest commercial street of the town, right in the heart of the Poher (Central Brittany).

A rare location, in a town centre just freshly renovated

The restaurant enjoys a prime position on Carhaix's main commercial street, in a town centre undergoing a full transformation: over €3.7 million invested by the town council between 2024 and 2025 to rebuild the road surface, pavements and utilities of the Grande Rue, with outdoor terrace space to follow shortly.

The only Bib Gourmand table in the Poher
This is currently the only restaurant in the whole Poher area to hold a Michelin Guide Bib Gourmand award — the nearest comparable addresses are in Morlaix, Quimper or Pontivy, 40 km away or more. A reputation that reaches well beyond Carhaix and draws destination diners, both local, regional and tourist.

A turnkey restaurant, no works required
Fully refurbished in 2022 with a modern, elegant decor, the restaurant serves 100% homemade bistronomic/semi-gourmet cuisine. It comprises a dining room seating 45 to 50 (easily extendable) with the possibility of adding an outdoor terrace. Interior floor area of approximately 228 sqm, including a fully equipped professional kitchen (new equipment, 400-class extraction hood), cold room, storage cellar of approximately 25 sqm, staff changing room with lockers, and full compliance with disability access and fire safety regulations. Several free car parks close by.

A healthy business with strong potential
Very good turnover, growing steadily year on year,...

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