

177 000 €

Contact agency

Tonneins Immobilier

8 Avenue Charles de Gaulle

47400 Tonneins

05.53.20.14.14 /

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Professional

Surface : 200 m²



3448TI Casteljaloux

An unmissable establishment with a strategic location, n°1 on the corner of the street, facing the car park of the city's main square. 6 meter linear facade with automatic sliding door, in a town of 5,000 inhabitants in winter and a catchment area of 10,000 inhabitants, close to the new Center Parcs, school and important tourism in this area therefore guaranteed profitability. The bakery has a commercial area of 30m² with 70m² of laboratory, a storage room and oven. In the basement, a storage room and a 100m² bakery with a freight elevator. Subsequently, you will find a spacious apartment with 2 bedrooms which is included in the lease. Commercial lease 3.6.9, rent €1306 per month including tax, insignificant considering the situation and the potential! Transfer of 100% SARL shares, without obligations. To grab. Tony Ascoli, 06 19 68 56 63, commercial agent registered with the RSAC of Agen under number 791 041 585.

Document non contractuel

