

Price on request

Contact agency

Cot'Ouest Immobilier

203 avenue de la californie

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Professional

Surface : 60 m²

Features :

Metal curtain, Extraction



Nice

NICE WEST Carras district Shopping district / Iconic Nice establishment / High potential Located in the heart of the Carras shopping district, this iconic establishment, founded in 1988, is renowned for its Niçoise specialties. It enjoys excellent local reputation. Currently underutilized due to the impending retirement of the manager, this business offers strong growth potential. Opportunities to seize: - 40 m² indoor room with 20 seats, closed since the Covid period, can be reopened to increase capacity. - Large indoor bar equipped (LICENSE III, beer tap, coffee machine), currently not in use. - Limited hours: open only Wednesday to Sunday, from 10 a.m. to 1 p.m. (everything is generally sold out by late morning). Significant potential for afternoon and evening openings. - Annual closure of 3 to 5 weeks over the past five years. - Development possible via delivery platforms (fast food). Additional information: 2024 turnover: €180,000 excluding VAT Large 50 m² storage cellar in the basement Extraction present Annual rent: €10,800 excluding VAT and charges Complete equipment provided Fees payable by the purchaser: 6% excluding tax of the sale price Availability to be agreed between the parties Please contact me directly without disturbing the managers during the service. This is an exclusive mandate; the managers will automatically refer you to me.

Document non contractuel

25/07/2025 - Prix T.T.C

