



## Vente Fonds de Commerce - Restaurant à Port Grimaud dans le Golfe de Saint-Tropez

### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 340,311.55

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Provence-Alpes-Côte d'Azur
Stadt:	Grimaud
Postleitzahl:	83310
Veröffentlicht:	06.12.2025
Beschreibung:	Business for Sale – Restaurant (Full Alcohol License) – Port Grimaud

Wine cellar • 4 private parking spaces • Additional parking nearby

Located on a high-visibility square in Port Grimaud, serving a clientele that is approximately 80% local, with strong seasonal footfall.

Premises: approx. 100 m<sup>2</sup> indoors + 3 terraces totaling ?150 m<sup>2</sup>.

### Key Features

Pleasant dining room with ?12 indoor covers and three separate terraces (including one facing the port and one on the square), offering excellent seasonal capacity.

Bar (Full License IV): ideal to develop breakfast service, after-work drinks, and themed events (sports screenings, tastings, food & wine pairings, etc.).

Fully equipped professional kitchen: turnkey startup, compliant layout and equipment.



Dedicated wine cellar (available in addition to the business) enabling a curated wine list, add-on sales, and tastings.

4 private parking spaces: rare in this area, facilitating operations and deliveries.

Current operation: approximately 5.5 months closed per year.

## Growth Potential

Extended opening hours: the previous operator opened only 2 hours at lunch and 2 hours at dinner. Expanding service windows (breakfasts, continuous service, afternoon bar, and later evenings subject to regulations) are immediate revenue levers.

Longer season: currently open mid-March to early November with 1 closing day per week. Moving towards year-round (or extended) opening and adding off-season events offers significant upside.

All retail uses permitted: scope to broaden the concept (catering, wine shop/delicatessen, wine/cocktail bar, brunch, coffee shop, etc.), subject to customary authorizations.

Turnover (2025): €390,000 excl. VAT (current stable run rate with clear room for growth)  
Average ticket: €60 incl. VAT.

Lease: commercial 3/6/9, renewable December 2030.

Viewings by appointment only.

## Allgemein

Fertige m<sup>2</sup>: 250 m<sup>2</sup>  
Hausgeld pro Monat: EUR 583

## Gebäudedetails

Parkplatz: Ja

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/FFPA-T93533/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FFPA-T93533/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 196036



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