



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

Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 290,000

Posizione

Nazione:	France
Stato / Regione / Provincia:	Provence-Alpes-Côte d'Azur
Città:	Grimaud
Cap:	83310
Pubblicato:	06/12/2025
Descrizione:	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 m² indoors + 3 terraces totaling ?150 m².

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.

Comune

Finito piedi quadrati: 250 mq
HOA dues per month: EUR 583

Building details

Parking: Si

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/FFPA-T93533/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 196036



IMLIX

Mercato Immobiliare IMLIX

<https://www.imlix.com/it/>

