



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

### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 339,268.66

### Местоположение

Страна:	Франция
Область:	Provence-Alpes-Côte d'Azur
Город:	Grimaud
Почтовый индекс:	83310
Добавлено:	06.12.2025
Описание:	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.

## Общие

ГОТОВЫЕ КВ.М.: 250 кв м  
HOA dues per month: EUR 583

## Building details

Parking: да

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [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)

## Contact information

IMLIX ID: 196036



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