



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

### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 340,311.55

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Provence-Alpes-Côte d'Azur
Şehir/İlçe:	Grimaud
Posta kodu:	83310
Yayınlandı:	06.12.2025
Açıklama:	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.

## Genel Bilgiler

Bitmiş metrekare: 250 m<sup>2</sup>  
HOA dues per month: EUR 583

## Building details

Parking: Evet

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si: [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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