

**TOULON**

8 Place d'Armes  
83000 Toulon

**AGV  
GARELLI  
immobilier**

**HYÈRES**

1 av. Jean Jaurès  
83120 Hyères

299 000 €

Occupational

Surface : 100 m<sup>2</sup>

Year of construction : 2021

View : Citadine

General condition : good



1746 Hyères

Located in a dynamic and busy area, this renowned butcher's shop benefits from a loyal and regular clientele, with strong development potential. The overall turnover for the year 2023 is €561,989, proof of the profitability and solidity of the business. The premises, with an area of approximately 100 m<sup>2</sup>, are in excellent condition and fitted out for a butcher's business with all the necessary equipment. They are located in a semi-new, modern and well-maintained building, offering a pleasant and secure working environment. The premises are ideally located on a busy street, attracting both customers from neighbouring areas and regular passers-by. The rent is €2,500 excluding tax per month, offering good value for money given the location and commercial performance of the business. Highlights: - Very good loyal and regular clientele - Turnover of €561,989 in 2023 - 100 m<sup>2</sup> premises in excellent condition - Busy street, with a high number of local...

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