

## OLLON VD



Fonds de commerce à remettre - Tea room  
restaurant bakery

**CHF 300'000.-**

Price of parking place(s) in addition

n° ref. **045617**



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Switzerland

**Sotheby's**  
INTERNATIONAL REALTY



## SITUATION AND DESCRIPTION

### Rare opportunity - Remise de fonds de commerce

Switzerland Sotheby's International Realty is pleased to offer a **rare opportunity to remise fonds de commerce**, ideally located in the heart of the **Chablais vaudois**, in an authentic, dynamic and sought-after environment.

### General presentation

Successfully operated for **more than almost 15 years**, this business benefits from a **loyal clientele**, an **excellent local reputation** as well as a **strategic location** offering optimal visibility and a regular flow of customers. The business is part of a qualitative framework, perfectly in tune with the region's residential and tourist appeal.

The company's main purpose is to operate **a tea room, a grocery store, a bakery and a café-restaurant**, in accordance with its corporate purpose

as defined in the bylaws.

### Structure of the sale

The business is offered **key in hand**, with **flexibility of takeover** particularly appreciable for the purchaser :

- **Takeover of the business alone** (asset deal), enabling immediate operation under own name,

or

- **Buyout of the company (SA)**, including continuity of operation.

This dual option enables the transaction to be tailored to the purchaser's project and strategy.

### Locations - Lease or acquisition

[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)

The business is not tied to an existing commercial lease.

Two possibilities are open to the purchaser:

- **Leasing the premises**, with conditions to be defined with the owner,
- **Acquiring the walls**, offered at a price of **CHF 850'000.-**, enabling an investment in heritage to complement the commercial operation

### Financial elements

The business presents **strong financial fundamentals**, with:

- **Profitable net income** :

- 2021 : CHF 75'000.-
- 2022 : CHF 19'000.-
- 2023 : CHF 69'000.-
- 2024 : CHF 67'000.-

**Average sales** of around **CHF 1,035,000.-** (average over the last 4 years),

- These results demonstrate recurring **profitability** and the **perenniality of operations**, now fully optimized.

### Personnel and organization

The operation relies on an **incumbent team** made up of around **4.8 full-time equivalents**, supplemented by **one person undergoing vocational rehabilitation**, taken care of by the AI, with no direct salary impact for the company. This organization facilitates a smooth and operational **recovery**.

### Materials and equipment

The transfer includes **all the equipment needed for the operation**, including:

- kitchen equipment,
- displays,
- furniture (tables, chairs),

- as well as all professional installations.

A **detailed inventory** will be given to the purchaser.

### Transparency and confidentiality

In the interests of **total transparency**, the **complete accounting** will be passed on to serious and qualified purchasers, as part of a **confidential process**.

The reason for the disposal is linked to a **retirement**.



## CARACTERISTICS

Location floor

Ground floor

## DISTANCES

Public transports

151 m

## INFORMATION

Year of construction

2011

## FINANCIAL DATA

**Price**

**CHF 300'000.-**

**Availability**

To be discussed

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