



## COMMERCIAL SPACE IDEALLY LOCATED IN PORRENTUUY, WITH LORO OUTLET

Saint-Germain 14 | 2900 Porrentruy | Reference : 5643166

**CHF 4,900.-/month**



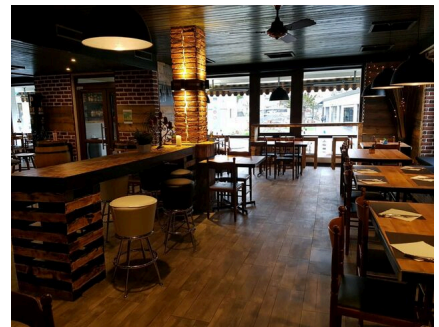
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## COMMERCIAL SPACE IDEALLY LOCATED IN PORRENTRUY, WITH LORO OUTLET

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To let in Porrentruy, at Faubourg Saint-Germain 14, spacious commercial premises ideally located right in the center, in a high-traffic area in the immediate vicinity of shopping malls, the train station and freeway access. This privileged location enjoys exceptional visibility on a high-traffic street, with parking spaces available just a few meters away.

Once occupied by a well-known restaurant, the premises now lends itself to multiple commercial activities. It is currently set up as a full restaurant with bar and professional kitchen, but can be adapted to suit the needs of the future tenant. The owner is open to making the necessary modifications or transformations to suit the planned project. The premises can be divided into two separate areas, offering interesting operating flexibility.

The restaurant facilities, unused for several years, include two cold rooms, a storage or office area, a cellar/laundry room of approx. 26 m<sup>2</sup>, and four separate WC for men and women. The heating is connected to the thermo-network, guaranteeing stable energy costs.

The commercial space also features a machine linked to the Loterie Romande, already generating a monthly income, and two terraces equipped with electrical outlets. At present, the restaurant's configuration can accommodate over 80 seats and 10 places at the bar. Three independent entrances facilitate the operation of the premises, including one dedicated to deliveries. The business can also be acquired to complement the rental. This property represents a great opportunity for a retailer, restaurateur or investor wishing to benefit from a strategic location and strong potential in Porrentruy.

### CHARACTERISTICS

Reference: **5643166**

Type: **Office space**

Availability: **Immediate**

Location floor: **Ground floor**

Ground surface: **~ 311 m<sup>2</sup>**

Parking spaces: **Yes, obligatory**

Heating type: **Distance heating**

Domestic water heating system:  
**Distance heating**

Heating installation: **Floor**







## **MUNICIPALITY**

All information about the Municipality can be found at [www.porrentruy.ch](http://www.porrentruy.ch)

## **ACCESS**

By road or rail. Two freeway entrances and exits arrive in the town of Porrentruy.

## **SHOPS/STORES**

All useful shops are just a few meters from the premises.

## **PUBLIC TRANSPORT**

Many public transport services serve the town, such as CJ trains, CFF trains and MobiJU buses.

## **LEISURE TIME**

Porrentruy, located in the heart of Ajoie in the canton of Jura, is a charming little town that is historic, lively and welcoming. The town's well-preserved architectural heritage, friendly atmosphere and exceptional natural setting are sure to please.

For leisure activities, Porrentruy offers a wide range of activities for all ages and tastes. Culture lovers can visit the majestic Château de Porrentruy, the town's landmark, as well as the Jura Museum of Natural Sciences, which showcases the richness of the local heritage. Numerous events enliven the city throughout the year, including the Braderie, St. Martin's Day, markets/fairs and concerts and exhibitions in the city's cultural spaces.

For lovers of nature and sport, Porrentruy's surroundings abound with possibilities. The hills, forests and hiking trails of the Ajoux region are ideal for walking, mountain biking or jogging. The municipal swimming pool, modern sports facilities, as well as several clubs (tennis, soccer, gymnastics, ice hockey, etc.) contribute to a dynamic and active local life.

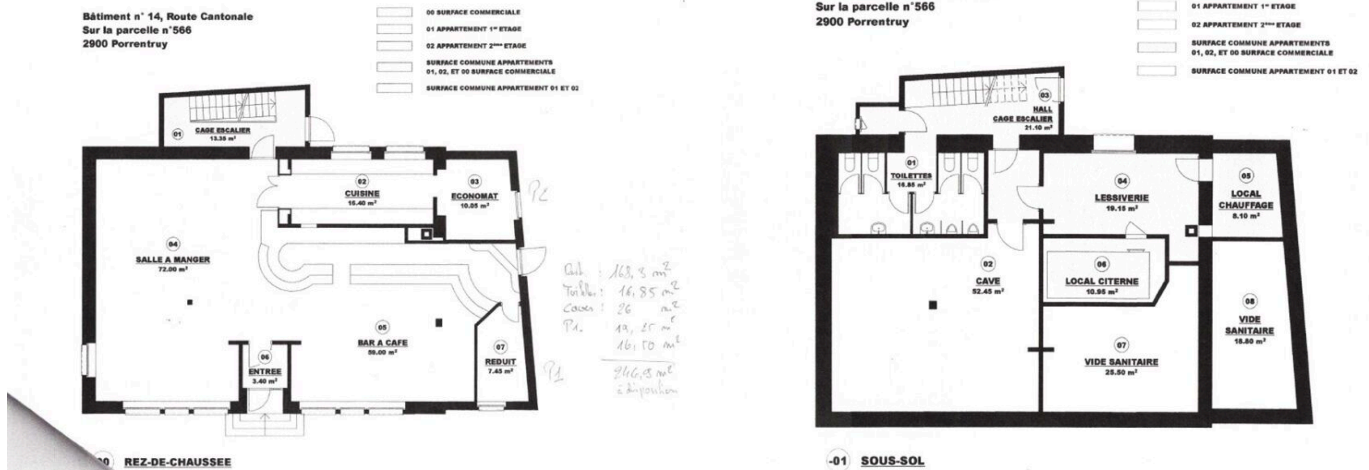
## **CONTACT FOR VISITING**

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## LOCATION

CH-2900 Porrentruy | Saint-Germain 14 | **CHF 4,900.-/month**



## SITUATION

The location of the retail premises is particularly attractive. Located at Faubourg Saint-Germain 14 in Porrentruy, it is at the heart of a very lively and dynamic area, on one of the city's busiest thoroughfares. The area benefits from high pedestrian and car traffic, making it an ideal location for any business requiring high visibility.

The property is surrounded by several shops, attracting a varied clientele throughout the day. The train station is just a few minutes' walk away, as is freeway access, making it easy for customers from other localities to visit. Public parking spaces are located in the immediate vicinity, offering additional access convenience for both customers and staff.

This central, visible and easily accessible location lends the premises a rare strategic value, ideally suited to a commercial activity, office, restaurant or any other project requiring a presence at the heart of the Ajoulote region's economic fabric.



Station	-	7 min.	2 min.	2 min.
Public transports	-	1 min.	-	-
Freeway	-	-	-	5 min.
Stores	-	1 min.	-	-
Post office	-	7 min.	-	2 min.
Bank	-	7 min.	-	2 min.
Restaurants	-	1 min.	-	-
Park / Green space	-	5 min.	-	1 min.



## CHARACTERISTICS

CH-2900 Porrentruy | Saint-Germain 14 | **CHF 4,900.-/month**

### CHARACTERISTICS

Availability	<b>Immediate</b>	Domestic water heating system	<b>Distance heating</b>
Type	<b>Office space</b>	Altitude	<b>423 m</b>
Reference	<b>5643166</b>	Condition of the property	<b>Very good</b>
Number of toilets	<b>4</b>	Standing	<b>Standard</b>
Number of kitchens	<b>1</b>	Ground surface	<b>~ 311 m²</b>
Location floor	<b>Ground floor</b>	Total surface	<b>~ 247 m²</b>
Number of terraces	<b>2</b>	Annexes	<b>Cellar ( included)</b>
Total number of floors	<b>2</b>	Parking spaces	<b>Yes, obligatory</b>
Heating type	<b>Distance heating</b>	Ground-level access	<b>Yes</b>
Heating installation	<b>Floor</b>	Access doors	<b>3</b>

### CONVENIENCES

#### NEIGHBOURHOOD

- |                   |                         |                         |
|-------------------|-------------------------|-------------------------|
| - Business Center | - Railway station       | - Bike trail            |
| - City centre     | - Bus stop              | - Museum                |
| - Shops/Stores    | - Highway entrance/exit | - Theatre               |
| - Shopping street | - Nursery               | - Concert hall          |
| - Bank            | - Public swimming pool  | - Hospital / Clinic     |
| - Post office     | - Sports centre         | - Doctor                |
| - Restaurant(s)   | - Tennis centre         | - Heavy vehicles access |
| - Pharmacy        | - Indoor swimming pool  | - SBB access            |

#### OUTSIDE CONVENIENCES

- |                  |                            |                         |
|------------------|----------------------------|-------------------------|
| - Terrace/s      | - Visitor parking space(s) | - Built on even grounds |
| - Parking        | - From road                | - Ground level access   |
| - Public parking |                            |                         |



#### INSIDE CONVENIENCES

- Wheelchair-friendly
- Public parking
- Guests lavatory
- Cellar
- Storeroom
- Double glazing
- Bright/sunny
- Natural light

#### EQUIPMENT

- Furnished kitchen
- Cooker/stove
- Oven
- Fridge
- Freezer
- Connections for washing tower
- Outdoor lighting

#### CONDITION

- Very good

#### ORIENTATION

- East

#### EXPOSURE

- Optimal

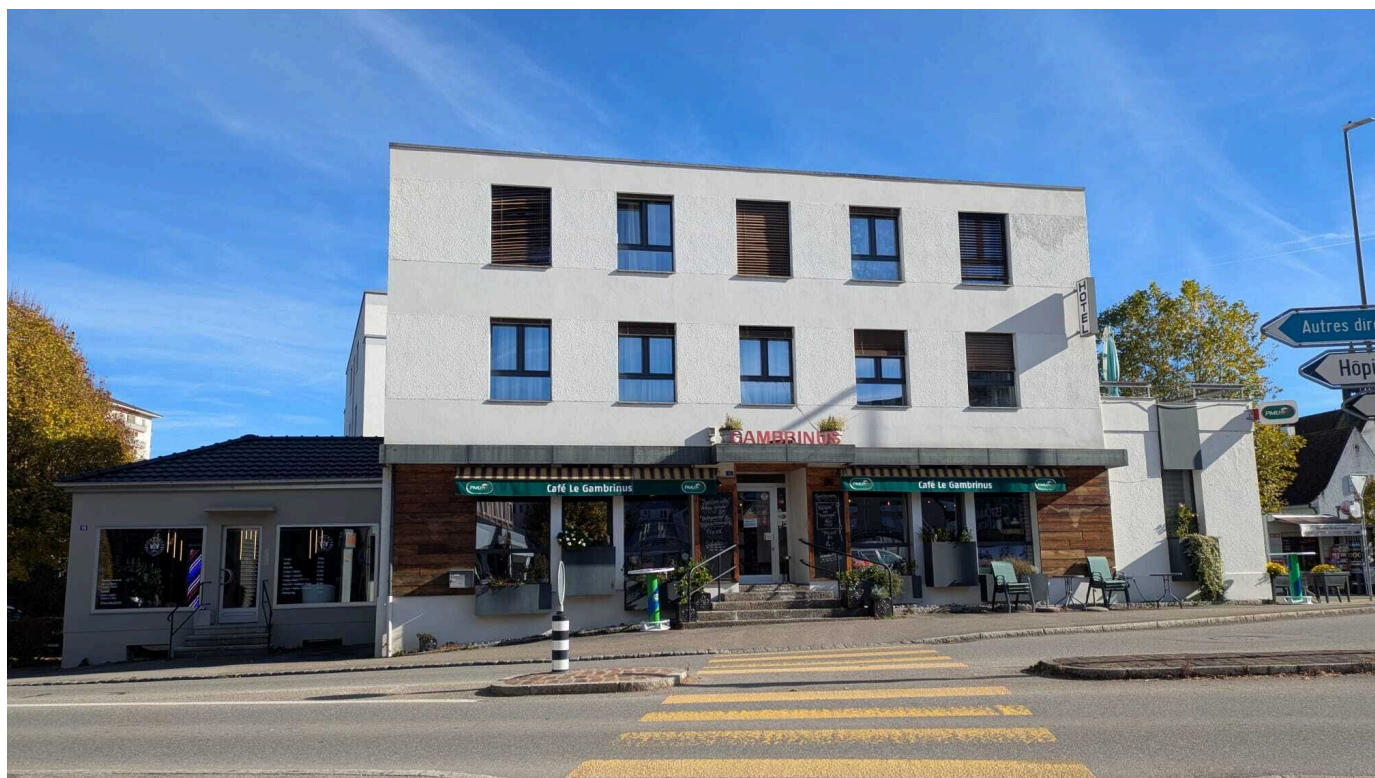
#### STYLE

- Modern





## EXTERIOR VIEW





## INTERIOR VIEW









