



Commercial real estate / Barcelona

## Commercial property in Barcelona

Barcelona

800000 €

REF  
BA327

AREA  
92 m2

BATHROOMS

ROOMS



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## Commercial property in Barcelona

Commercial space in the Sants Martí neighborhood of Barcelona.

Located on the first floor of a residential building.

Total area of 92 sqm: 46 sqm first floor and 46 sqm attico.

Leased to - a well-known cafe chain.

The contract is signed for a period of 20 years.

Mandatory performance period of 5 years.

License C3.

Terrace for 4 tables (16 people).

Rental amount per year 42,000 euros.

Property tax of 774 euros per year and the quota for comunidad of 420 euros per year is paid by the tenant.

Profitability: 5%.

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