



Commercial real estate / Barcelona / Barcelona old town

## Commercial property in Barcelona old town

Barcelona old town, Barcelona

2725000 €

REF  
BA87

AREA  
423 m<sup>2</sup>

BATHROOMS

ROOMS



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Commercial space for sale in the Ciutat Vella district of Barcelona.

The restaurant has access to two streets.

The total area is 423 square meters on two floors: 387 square meters on the ground floor and 36 square meters on the upper floor.

Several large display windows. Terrace with seating for 4 tables.

License C3.

Currently leased - restaurant.

The contract was signed on July 1, 2025, for a period of 15 years.

The mandatory term is 5 years.

The rent in the first year will be €132,000, from year 2 it will be €144,000, and from year 3 it will be €156,000.

The owner pays a community fee of €2,764 per year and property tax of €3,296 per year.

Profitability from the third year is 5.5%

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