ESTATE BARCELONA

Commercial real estate / Barcelona / Eixample

in Eixample

Eixample, Barcelona

5500000 €

REF	AREA	BATHROOMS	ROOMS
BA190	443 m2		

VIEW ON WEBSITE

in Eixample

A lot of 3 commercial premises in the Eixample district on a well-known street in Barcelona.

The premises occupy the entire ground floor of the building.

1 Commercial Premises

- Total area: 200 sq. m., one floor.
- Currently leased to an Italian restaurant, a well-known chain with 27 locations across Spain.
- The contract was signed on August 28, 2021, for a period of 20 years.
- Facade: 15 meters.
- C3 License.
- Annual rent: €130,400.
- The tenant pays a community fee of €990 per year.
- The property tax of €2,312 per year is paid by the owner.
- The tenant undertakes to transfer the license to the owner upon termination of the lease.

2 Commercial Premises

- Total area: 65 sq. m.
- Currently leased - ice cream parlor.
- Contract signed on October 25, 2022, for a period of 10 years.
- Annual rent: €26,400.
- Community fee: €85 per year.
- Property tax of €202 per year, paid by the owner.

3 Commercial premises

- Total area: 178 sq. m.
- Currently leased - currency exchange office.
- Contract signed on October 30, 2021, for a period of 10 years.
- Annual rent: €47,544.
- Community fee: €450 per year.

- Property tax of €1,056 per year, paid by the owner.
- Overall profitability: 3.65%

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