



ESTATE
BARCELONA

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Commercial property Nº49566 Eixample

PRICE

650 000 €

SQUARE

310m2

PROFITABILITY

6%

ANNUAL INCOME

42000€

Commercial property for sale located in the Eixample (Fort Pienc) of Barcelona, close to Gran Vía de Les Corts Catalanes and Avenida Diagonal. Surrounded by attractive points of the city such as Plaza Las Glorias, La Monumental and La Sagrada Familia.

The premises have a constructed area of 310m², all on the ground floor and in a "U" shape. It has two entrances to the street, each 2.93m wide and a total façade of 5.64m.

It is distributed in two areas:

- Office area of about 19.27m² with glazed aluminum enclosures
- Completely open work area of 264.42m² with approximate measurements of: 5.06m wide in the narrowest area and 13.60m in the widest area x 23.75m deep and a height to the beam of 3.14m and maximum





height 3.99.

It is equipped with motorized metal blinds, a polished cement floor, fully updated and in compliance with regulations for the activity that takes place on the premises.

Economic data:

Gross Profitability: 6%

Net Profitability: 5.21%

Rent: €3,500 per month plus VAT

IBI expenses: €88.96/month – €1,067.52/annual

Community fees: none

Deposit 2 months.

10-year contract with 2 years of mandatory compliance.