



Commercial real estate / Barcelona

Commercial property in Barcelona

Barcelona

270000 €

REF
BA123

AREA
123 m2

BATHROOMS

ROOMS



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Commercial property in Barcelona

COMMERCIAL PREMISES FOR SALE WITH INCOME STATEMENT - L'HOSPITALET DE LLOBREGAT

Commercial premises for sale in an excellent location on Carrer Montseny, L'Hospitalet de Llobregat, currently leased to a well bakery-café.

Property features:

- * Area: 123 m² on the ground floor
- * Current business: bakery-café
- * Lease agreement signed in February 2025
- * Lease term: 10 years
- * Monthly rent: €1,224 + VAT
- * Security deposit: €2,400

Expenses payable by the owner:

- * Property Tax (IBI): €50.36 / month
- * Community fees: €103 / month

Yield: 4.8%

Ideal premises for investors seeking a stable return on investment with an existing tenant and a long-term lease.

Area with high residential density and established commercial activity.

For more information or to schedule a visit, please contact us.

The photographs are for illustrative purposes only and are used to demonstrate the tenant's activities and to protect personal data.



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