



Commercial real estate / Barcelona / Gracia

Lot of two commercial premises in Gracia

Gracia, Barcelona

1050000 €

REF
BA135

AREA
323 m2

BATHROOMS

ROOMS



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Lot of two commercial premises in Gracia

A lot of two commercial premises in the Gracia district of Barcelona.

The first premises are 188 square meters.

The premises are corner properties with five display windows.

Currently leased to a well-known coffee shop chain.

The contract was signed in July 2026 for a term of 15 years.

The mandatory performance period is three years.

The annual rent is €40,800.

In the first and second years, the tenant receives a rent reduction of €200 per month.

The owner pays a community fee of €1,008 per year and property tax of €1,152 per year.

The second premises are 135 square meters.

Currently leased to a textile company.

The contract was signed in May 2026 for a term of 15 years.

The mandatory performance period is one year.

The annual rent is €15,600.

In the first year, the tenant receives a €100 per month discount on rent.

The community fee is zero, as it is paid by the telephone company, which uses the building's roof for its own needs, and the property tax of €872 per year is paid by the owner.

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