



Commercial real estate / Barcelona / Eixample

## Commercial property in Eixample

Eixample, Barcelona

340000 €

REF  
BA4

AREA  
80 m2

BATHROOMS

ROOMS



VIEW ON WEBSITE

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Commercial premises in the Eixample district of Barcelona. Total area 414 sq.m. on one floor. Facade 9 meters, 3 showcases. Currently rented by a well-known supermarket chain. The contract was signed on May 20, 2024 for a period of 20 years. Rental holidays for carrying out repairs and obtaining all necessary licenses are 5 months. The period of mandatory execution is 2 years. The rental amount until October 31, 2025 will be 60,000 euros. The rental amount until October 31, 2026 will be 61,200 euros. The rental amount until October 31, 2027 will be 62,400 euros. The rental amount until October 31, 2028 will be 63,600 euros. The rental amount until October 31, 2029 will be 64,800 euros. The rental amount from November 1, 2029 will be 66,000 euros. Update to IPC from November 1, 2029. The comunidad quota and real estate tax in a total amount of about 7,800 euros per year are paid by the owner. Profitability 5%.

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