



## Spain. Commercial premises in Barcelona. Rental bu



### Agent Info

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### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 1,019,899.13

### Locatie

Aanbevolen Auto Onderdelen: Spain  
Staat/Regio/Pronvincie: Catalonia  
Plaats: Barcelona  
Adres: Барселона  
Geplaatst: 14-08-2025

### Omschrijving:

Spain. Commercial premises in Barcelona.

Rental business.

№18178

870,000 €

Area 165 m2

Yield 5.2%

Commercial premises with a tenant in Eixample - Restaurant with C3 license - 870,000 €

For sale is a commercial premises leased since May 2025 as a restaurant with C3 license. Situated in the heart of the Eixample district - an area with high demand and intense pedestrian traffic.

### Lease Agreement:

Signed: 19.05.2025 – term: 10 years

Mandatory execution: 4 years

Rent: 3,500 €/month (1st year), 4,000 €/month from the 2nd year

Annual indexation according to the CPI – Expenses at the expense of the tenant

Profitability: 5.52%

Excellent investment property: renovated premises, reliable tenant, immediate profitability and premium location.

We will sell your apartment or house.

There is a choice of apartments and houses in various budgets, including commercial properties.

### Lease terms



# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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Date Available:

## **Contact information**

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