



## Spain. Barcelona. Rental business. Cafe. Commercial



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 1,858,626.14

### Location

Country: Spain  
State/Region/Province: Catalonia  
City: Barcelona  
Address: Барселона  
Posted: Jun 18, 2025

### Description:

Spain. Barcelona. Rental business. Cafe.  
Commercial premises in Eixample No. 50153  
1,600,000 €  
Area 347 m2  
Yield 4%  
Ref BA127

Commercial premises with license 2.3.2.2, very well located between the Clinica Sant Pau and the School. The area is surrounded by restaurants, shops, hotels, offices, clinics, institutes.

There is a terrace for 3 tables and an extractor fan.

Total area 347 sq.m.: 156 sq.m. first floor and 191 sq.m. second floor.

Tenant - brunch cafe.

The contract was signed on 24.03.2023 for a period of 10 years plus 5 years of possible extension.  
The rent per year is 72,000 euros.

Property tax of 1383.20 euros per year and a community tax of 1800 euros per year are paid by the owner.

Profitability 4.3%.

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## **Lease terms**

Date Available:

## **Contact information**

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IMLIX ID:

IX6.806.007

