



Spain. Barcelona. Commercial premises in Eixample



Agenten-Info

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Anzeigen-Details

Immobilie für: Kaufen
Preis: USD 2,763,567.44

Standort

Land: Spanien
Staat/Region/Provinz: Katalonien
Stadt: Barcelona
Adresse: Барселона
Veröffentlicht: 12.04.2025

Beschreibung:

Spain. Barcelona. Commercial premises in Eixample No. 50231

2,400,000 €

Area 989 m²

Yield 5%

Ref BA272

Commercial premises in the Eixample Dreta district of Barcelona. The tenant is an important call center that serves the Barcelona City Hall.

The tenant in question won this service in a tender. Even if after a few years he loses the tender and wins, for example: Attention (Telefónica), you can sign the lease in the same place and renew the employment contracts.

- Date of conclusion of the contract: 01.10.2021.
- Duration: 01.10.2031 (10 years).
- Leased to a leading multinational company, market leader and listed on the stock exchange.
- Monthly income: €9,801 per month (IPC update from September 2023).
- Annual income: €117,612 per year.
- Community fee 2022: €4,419.78 per year, payable by the tenant.
- IBI-Metropolitan tax year 2023: €9,985 per year, payable by the tenant.
- Deposit: 2 monthly payments: €18,000.
- Additional guarantee of €2,382.
- Net profit: 5%



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