

Barcelona



#### **ZONE DESCRIPTION**

Premises in unbeatable area, Muntaner street, one of the most important avenues of Barcelona, located in the Eixample district. The premises are located in a central and well connected area of the city, right next to the Ronda Sant Antoni. It is a commercial and residential area, with a wide variety of stores, restaurants, cafes and services nearby.

Premises with a total of  $125 \text{ m}^2$ , distributed in a ground floor at street level of  $71 \text{ m}^2$  and a mezzanine (not commercial) of  $54 \text{ m}^2$ , with a capacity for 22 people.

It has smoke vent and a terrace with a capacity of 2 tables (4 people).

Very well connected by public transport:



#### PROPERTY DESCRIPTION

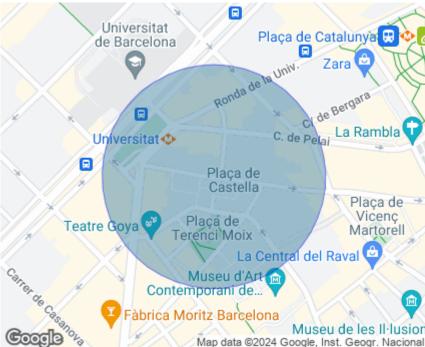
CURRENT TENANT	NO TENANT
STORE	SURFACE m <sup>2</sup>
Ground floor	$71 \text{ m}^2$
Other surfaces	54 m <sup>2</sup>
TOTAL	125 m <sup>2</sup>



#### **ECONOMICS INFORMATION**

Asking price	€ 1,600 + taxes
<b>Professional Fees</b>	15% of the annual rent or the average of the escalation + taxes







#### **PROPERTY** | PICTURES

## carr. de muntaner 3



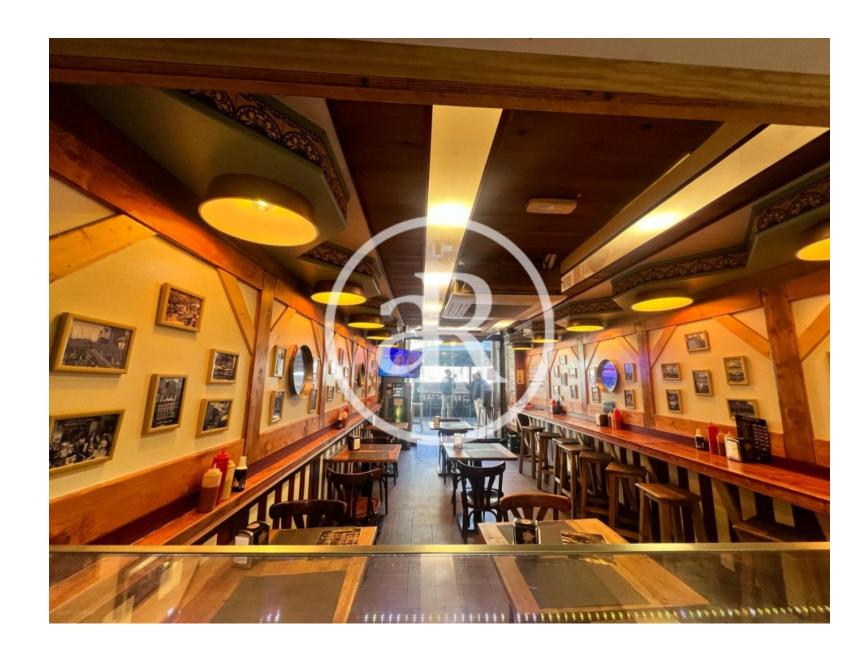




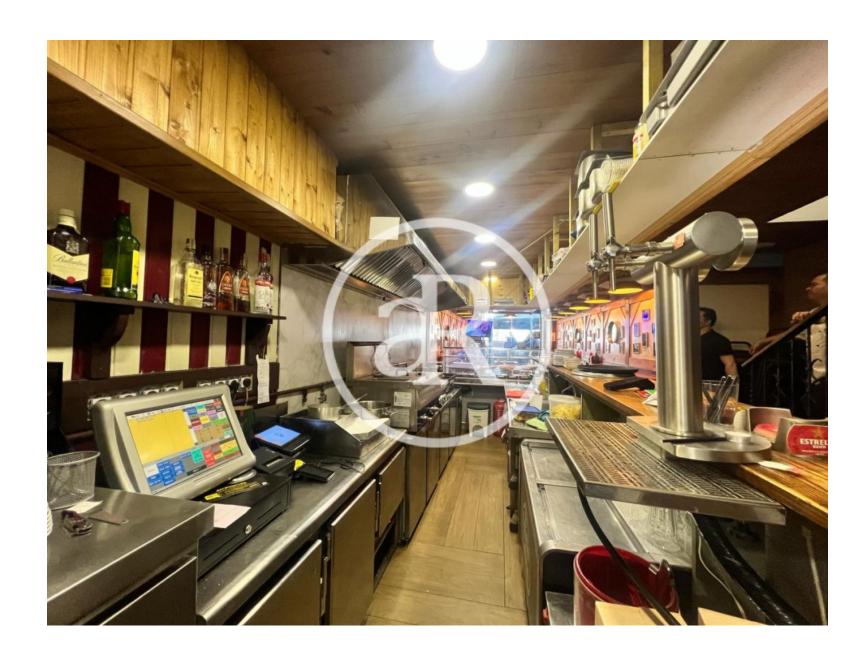




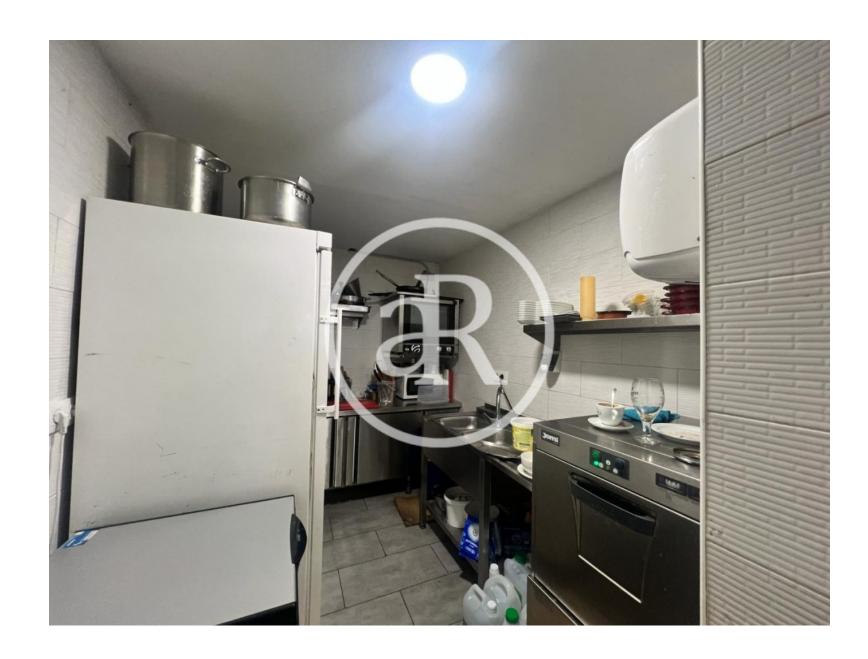




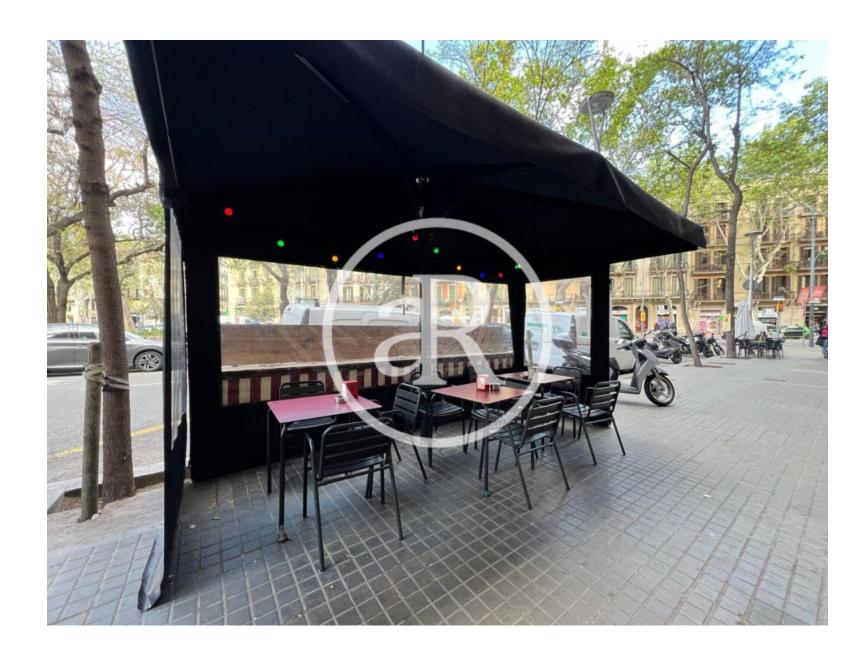
















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