

Barcelona



#### **ZONE DESCRIPTION**

Commercial premises located in Balmes street, situated very close to important axes of the city of Barcelona, such as Plaza Universidad and Plaza Catalunya.

It is a corner local at street level, with a total of  $622 \text{ m}^2$ , distributed in a ground floor of  $210 \text{ m}^2$ , a first floor of  $348 \text{ m}^2$  and a basement of  $64 \text{ m}^2$ .

The property is located in an area where there is a high volume of pedestrian traffic, due to the wide range of shops and restaurants.

It is also very well served by public transport.

Metro: L3, L4, L5, L7, L1. Train: S1, S2, L6, L7, R2. Bus: 54, 7, H10, V15, V17.

Do not hesitate to contact us for more information.



#### PROPERTY DESCRIPTION

CURRENT TENANT	NO TENANT
STORE	SURFACE m <sup>2</sup>
First floor	$348 \text{ m}^2$
Ground floor	$210 \text{ m}^2$
Basement	64 m <sup>2</sup>
TOTAL	622 m <sup>2</sup>



#### **ECONOMICS INFORMATION**

Asking price	€ 13,000 + taxes
<b>Professional Fees</b>	15% of the annual rent or the average of the escalation + taxes







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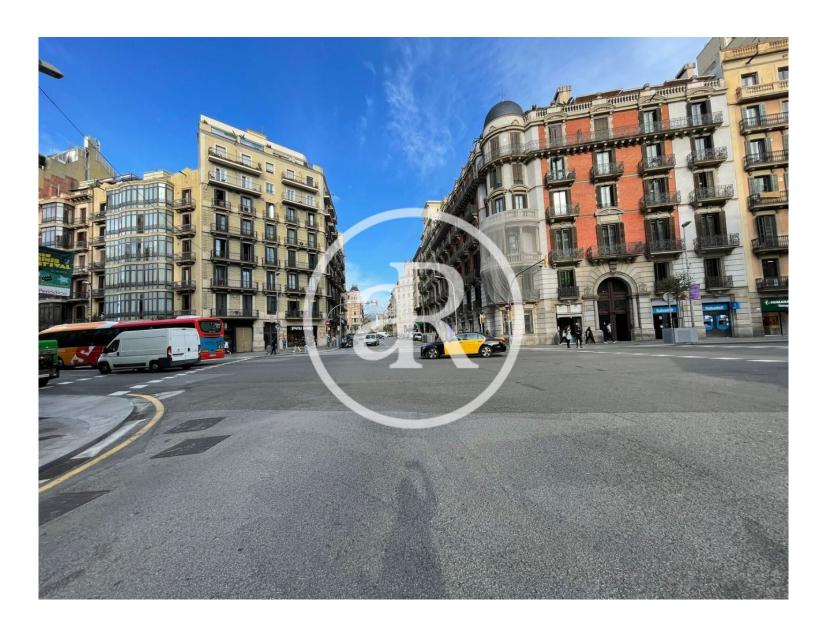


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