



ARETAIL

carrer maria aurèlia capmany 13

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BARCELONA

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# carrer maria aurèlia capmany 13

Barcelona



## ZONE DESCRIPTION

Magnificent local corner, at street level and in an area of high pedestrian traffic.

A local with a facade of 25m, and a ceiling height of 4,60m<sup>2</sup>. It is distributed in a ground floor of 217m<sup>2</sup> and a loft (non-commercial) of 168m<sup>2</sup>. A total of 385m<sup>2</sup>.

It is a property with lots of natural light, very spacious and located in the center of Barcelona and the Raval neighborhood which is characterized by its atmosphere, with a mix of stores, restaurants, bars and entertainment venues.

Located in a perfect area, just a few meters from the Museu d'Art Contemporani de Barcelona, the Boqueria Market and Plaza Catalunya. Several of the most visited points of the city throughout the year.

The area is excellently communicated by public transport.



## PROPERTY DESCRIPTION

CURRENT TENANT	NO TENANT
STORE	SURFACE m <sup>2</sup>
Ground floor	217 m <sup>2</sup>
Other surfaces	168 m <sup>2</sup>
<b>TOTAL</b>	<b>385 m<sup>2</sup></b>



## ECONOMICS INFORMATION

Asking price	€ 4,700 + taxes
Professional Fees	15% of the annual rent or the average of the escalation + taxes



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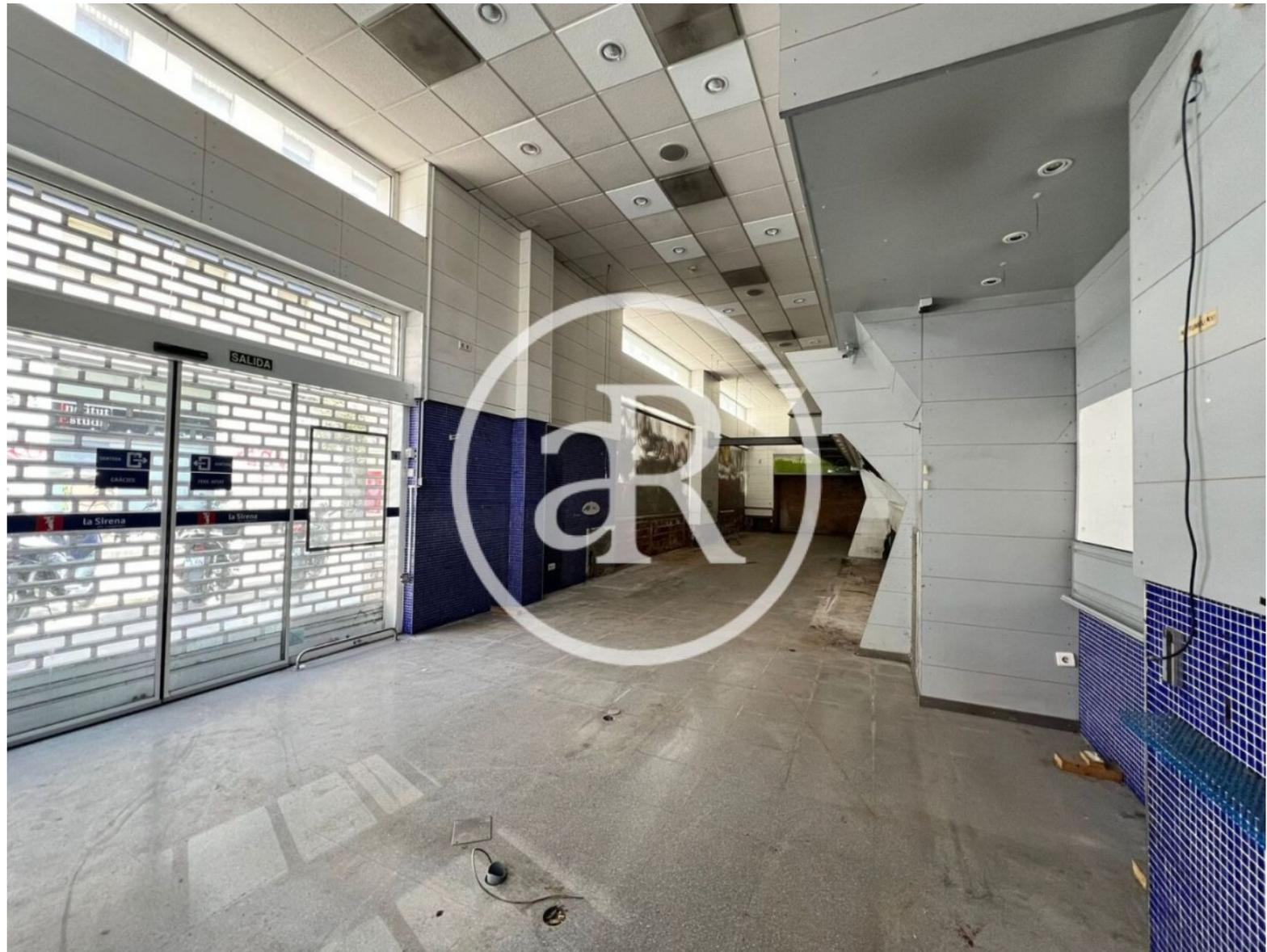
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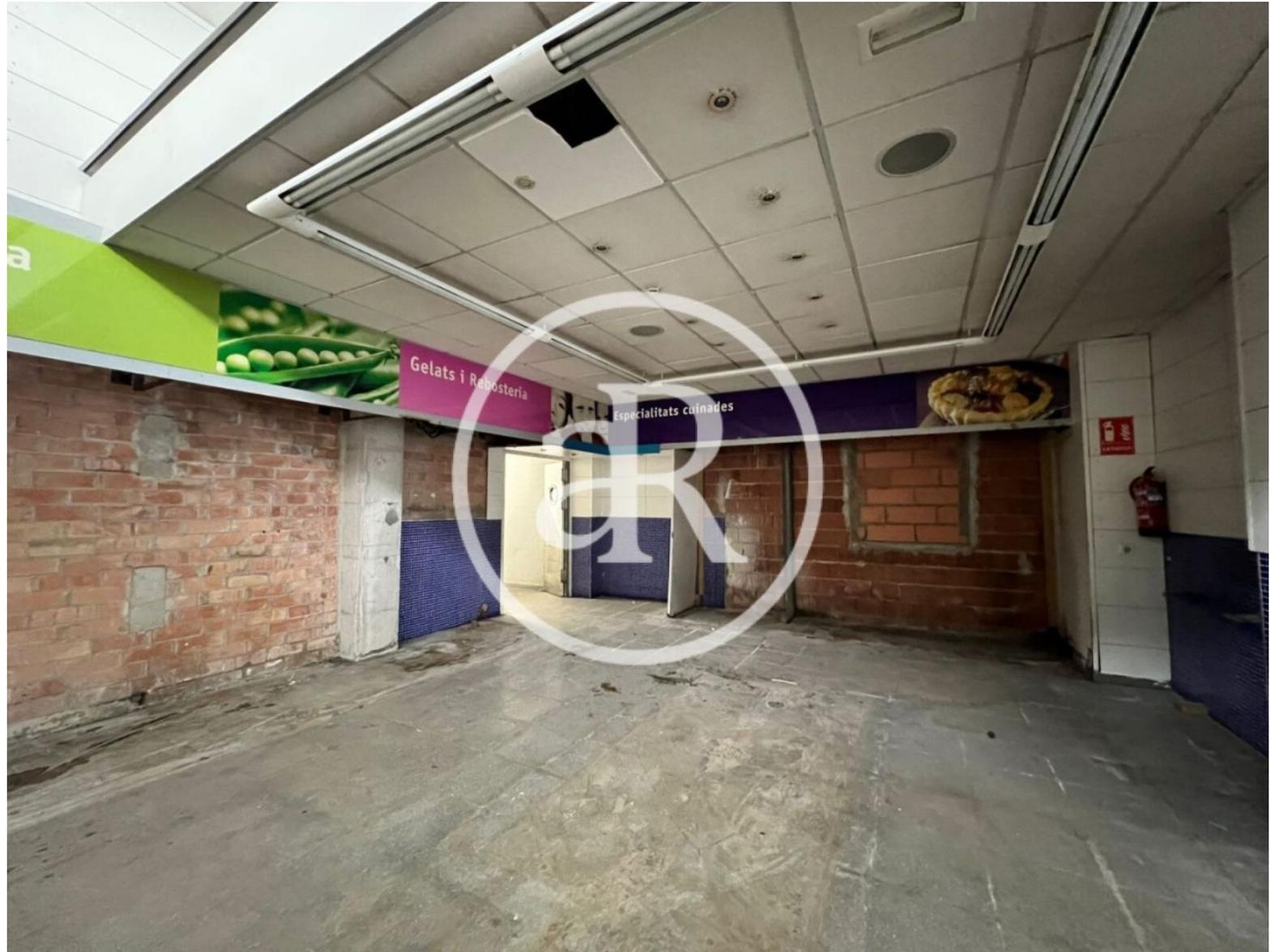
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