



REF: GVAV104

## Open-plan commercial premises to be renovated in Nova Esquerra de l'Eixample

Barcelona, Eixample

Open-plan commercial premises to be renovated, with 112 m<sup>2</sup> of built area and direct access from the street. An excellent opportunity for any business seeking a prime location in Nova Esquerra de l'Eixample, an area known for its dynamic atmosphere and wide range of shops.

The premises feature a spacious main room, a newly renovated bathroom, and an additional space with the possibility of installing an accessible bathroom for people with reduced mobility.

Additional features:

- No smoke extraction.
- VAT not included in the price.
- Fees: 10% of one year's rent, payable by the tenant + VAT.

The location is unbeatable, just a few steps from Mercat de Sant Antoni, shops, vermouth bars, and with excellent public transport connections.

If you are interested, call us or send a WhatsApp message to 681 162 903. To stay up to date with our latest news, you can follow us on Instagram ([glover\\_barcelona](#)).

## Data sheet

### Distribution

- Surface 112m2
- 2 rooms
- 1 bath
- Good condition

### Characteristics

- Energy rating: E

### Additional Data

### Global terms

The information on this website has been provided by third parties, as merely informative and is assumed correct. Glover Barcelona does not guarantee its veracity. The offer may be subject to inaccuracies, errors, unintentional omissions, price changes and / or withdrawal from the market without prior notice. Once the lease has been agreed upon, the agent's fees are charged to the lessee, these being 10% of an annuity of agreed rent, plus the corresponding VAT in force. The taxes corresponding to the rent, in particular the ITP are also at the expense of the lessee. Other particular conditions, such as duration, bond, guarantees, consumptions / supplies or community expenses when they exist, will be agreed and specified in each specific case.

#### Map:

<https://www.google.com/maps/@41.3798,2.15744,16z?hl=en>

#### Link:

<https://dev.gloverbarcelona.com/en/properties/barcelona-eixample-local-comercial-diafano-reformar-115m2-acceso-directo-842>











