Tenanted shop for sale in El Clot, Barcelona

Calle del Clot · El Clot · Barcelona







Purchase price	Monthly rent	Gross yield	Net after IBI and community[1]
€235,000	**€1,330**	**6.79 %** Annual	**6.14 %** Annual

[1] Net deducts IBI and community charges only. Excludes acquisition, financing, personal taxes, insurance, maintenance and vacancy.

Returns

Annual rent	**€15,960**
IBI / year	**€873**
Community / year	**€660**
Income after IBI and community	**€14,427**

Illustrative annual calculation; yield is not guaranteed.

PDF of the advertised offer, excluding calculator changes. Figures as of 31/10/2026.

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Description

249 m² · Built area · Calle del Clot · El Clot · Barcelona

Income-producing commercial premises in El Clot, Barcelona, let to a butcher, charcuterie and delicatessen operating since 2004. This tenanted property is in the Sant Martí district.

Asking price: €235,000. Advertised monthly rent: €1,330, equivalent to €15,960 annually. Community charge: €55/month and IBI property tax: €873/year, according to the listing information.

The details show 249 m² built and 230 m² usable over two floors. An earlier description mentions 254 m²; the area must be checked against the documents. Approximately 12 metres of frontage and three shop windows.

The entrance level contains the retail area and preparation workshop. The lower floor includes storage, a machinery room, drying room, bathroom, changing room and office. Two bathrooms, heating and air conditioning.

A ten-year lease and licences for butchery, charcuterie, on-site production, prepared meals and frozen foods are stated. Their scope and validity must be confirmed through documentation.

Ask Eudomi for the lease and expenses to compare this property with other tenanted commercial premises for sale in Barcelona.

Features

With tenant · Street level · Shop windows · Air conditioning · Heating · Storage · Equipped kitchen · Good condition

Listing figures; subject to documentary verification. Request the current lease, rent receipts, IBI and community statements, land registry extract and activity documents.

Gross = annual rent ÷ price. Net = (annual rent − IBI − community) ÷ price.

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