

RETAIL FOR SALE



Barcelona, Catalonia
Spain

Asking Price

€3,200,000

Size	2048 Sq M	Date Listed	09/22/2023
Year Built	2018	Listing ID	GL-1537639029

Listed by: Nord Investment

For more information, visit:

<https://www.globallistings.com/3615782>

Overview

New commercial building leased to a large supermarket chain Lidl, in Tarragona province. The total area of the building-2 048 sq. m. land Area - 6 866 sq.m. Parking for 110 seats. Lidl is a leading European supermarket chain with 1,200 in-house stores. Together with the Kaufland hypermarket chain, Lidl forms the Schwarz group, which has more than 80 years of history. Lidl network is present in almost all European countries and is actively promoted in the markets of Australia and the USA. In Spain, the first Lidl supermarket opened in 1994. Over the years, the company has strengthened its commitment to this country by investing in the expansion and reconstruction of its network of stores and logistics centers. To date, 540 Lidl supermarkets have been opened in Spain, and the annual sales of the company is 3.3 billion euros. arracona is a city and municipality in Spain, part of the province of Tarragona as part of the Autonomous region of Catalonia. The municipality is part of the district (komarki) of Tarragones. It covers an area of 61.91 km2. The population is 140,184 (as of 2010). On the territory of the city is one of the major sea ports, which play an important role in the Spanish economy. Despite this, the beaches, located in the city and suburbs, are the standards of cleanliness. The city is located 98 kilometers South-West of Barcelona. Supermarket is located in the resort town, on the coast, 2 kilometers from the beach. The area of the city, where there is a

supermarket, is 16.5 sq.km. the Population of the city is 6 400 inhabitants. The density of population is 385 persons per square kilometre. The cost of the object - 3 200 000 euros. Annual rental income-192 000 Euro + VAT. Monthly income-16 000 Euro + VAT. Profitability-6 % per annum. The term of the lease agreement is 40 years, until 2058. The term of compulsory execution is until 2028. Rental price of the supermarket, under the lease, amounts to 7,80 Euro per sq m per month. The sale price per square meter of the object is 1 153 euros (taking into account that the total cost of the object also includes the price of the land). The sale price of commercial real estate in the area where the building is located is from 945 to 1 375 euros per sq.m. the Documents are ready for the transaction. Additional information is available upon request.

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