

# Commercial premises (supermarket) in the center of Rome, Prati district (02771)



**1 900 000 €**

**🏠** Floor area      **300 m<sup>2</sup>**

**🏠** Number of  
rooms

**🪑** Furnitures      **Full**

**🌊** To the  
beach:      **m**

**📍** Location:      **Italy, Rome**

**✈️** To the airport:      **km**

 To the city  
centre:                      km

## Options

- ✓ Furniture
- ✓ Private territory
- ✓ Outdoor parking

## Description

**Commercial space for sale in the heart of Rome, in the prestigious Prati district.**

This is a unique offer within walking distance of the Vatican and St. Peter's Basilica, making it particularly attractive to investors.

### Description of the premises:

- **Total area:** 300 sq.m.
- **Location:** Ground floor of the building.
- **Features:** Several large display windows facing the main street provide excellent visibility and attract the attention of passersby.
- **Tenant:** The premises have been leased to a well-known supermarket chain since 2010. The current lease agreement is valid until 2028.
- **Yield: 7.5% before tax.**

### Location and transport accessibility:

- Metro Ottaviano: 400 m.
- St. Peter's Basilica: 1 km.
- Castel Sant'Angelo: 1.9 km.

**Price: 1,900,000 €**

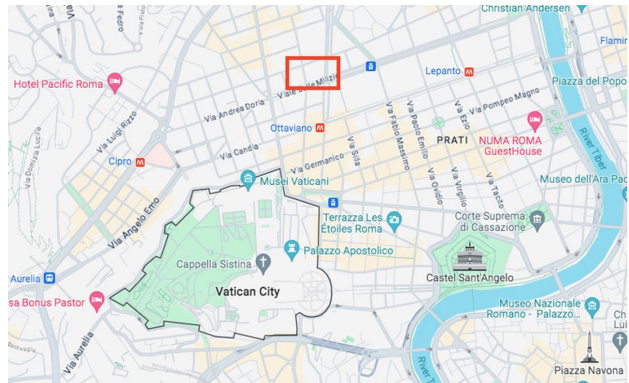
Particular attention should be paid to the anniversary year 2025, when the Vatican will celebrate its next Jubilee, which takes place every 25 years.

During this period, an influx of about 30 million pilgrims and tourists is expected, which will significantly increase interest in this property and may lead to an increase in profitability.

This commercial property represents a secure investment in one of the most vibrant and touristic areas of Rome.

**Information updated: 21.06.2024**

## Photo gallery



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