



**€1,900,000**

**Ref: PW1149**

**174 sqm**

Unique shop in the heart of Lisbon, right between Chiado and Baixa.

- Heating
- Central heating

Telephone: +351 213 471 603  
Email: [info@portugalhomes.com](mailto:info@portugalhomes.com)

Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940



## Property Description

Unique shop in the heart of Lisbon, right between Chiado and Baixa with a **guaranteed yield of 5.3% for 10 years**.

São Nicolau Chiado is a pombaline building, fully renovated where the class and the original traits were kept, making this shop a great asset to have and a safe investment due to its unique and strategic location.

Located on a busy street of downtown Lisbon, not far from the Baixa-Chiado underground, this shop has 174 gross sqm and is equipped with a kitchen and storage.

The property is sold already with a rental agreement in place that grants a 5.3% guaranteed yield for 10 years.

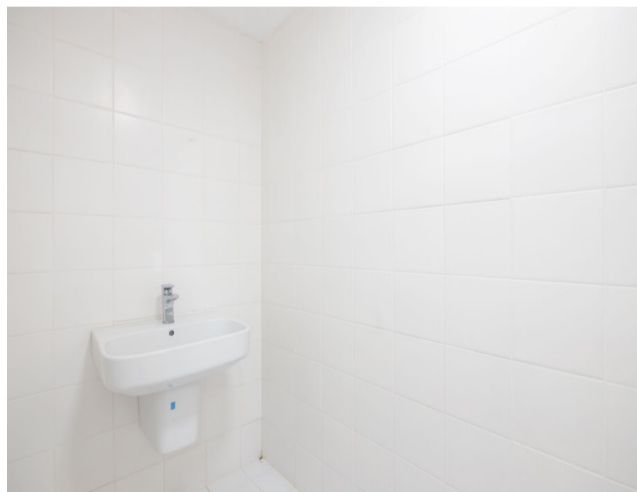
Chiado is Lisbon's most elegant and trendiest neighborhood is where everyone meets for coffee, shopping, or before dinner and a night out in neighboring Bairro Alto. Situated between the neighborhoods of Bairro Alto and Baixa Pombalina, Chiado is a traditional shopping area that features a mix of old and modern commercial establishments. Many of the buildings in this elegant and trendy location were first built in the 1700s, although many were restored in the 1990s, after their destruction by a devastating fire in 1988. It's a neighborhood that flashes back to the late 19th and early 20th centuries, the 'Belle Epoque' when writers such as Fernando Pessoa and Eça de Queiroz used to write at the now-historic cafes.

It's also the neighborhood of theaters, of charming old bookshops and major international brands, giving it a lively cosmopolitan ambiance at any time of the day. Despite being just a small part of [Lisbon](#), Chiado truly is a place that's easy for those who visit to fall in love with. And that's why people return time and time again to this awe-inspiring hidden gem, with many people looking for a place to call home at the end of it.

You can also find more [properties for sale in Baixa](#) and [apartments in Chiado](#).

To get familiar with the areas - read our [guide to Baixa](#) and [explore Chiado](#).

## Gallery



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## Additional Details

### Attributes

<b>Status</b> Available	<b>Net Area</b> 174sq m	<b>Gross Area</b> 174sq m
<b>Condition</b> Refurbished	<b>Year Built</b> 2019	

### Property Features

Heating	Central heating
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## Site Floorplan

