



## MAIN STREET GIBRALTAR

GIB:33630 | Bedrooms: Studio | Bathrooms: 7

**£6,250,000**

BFA are pleased to present a freehold investment property located at 177, Main Street.

The property consists of an income generating freehold building comprising retail premises on the ground floor and lift accessible office units on the upper 4 floors. The net internal area is approximately 767sqm (8,255 sq ft) and 87sqm (936 sq ft) external roof terrace. Broken down as follows:

Ground Floor (177-179 Main Street) - Shop. "Boss". Comprising of retail space, changing rooms and storage area. This level is fitted out to a high specification of high-end retail for the franchise "Boss". This commercial space has been recently renovated by the tenant in occupation and boasts tall ceilings, integrated sound system, ...

### PROPERTY DETAILS:

Service charges:	N/A
Current rates:	TBC
Interior Size:	767m <sup>2</sup>
Exterior Size:	87m <sup>2</sup>