BRIAN FRANCIS & ASSOCIATES









PROPERTY DETAILS:

Interior Size: 340m^2

Exterior Size: 30m^2

MAIN STREET
GIBRALTAR

S1271 | Bedrooms: 0 | Bathrooms: 0

£2,395,000

FOR SALE | Mixed-Use Freehold Investment Property

A rare opportunity for a discerning investor to acquire a substantial mixed-use freehold property in the heart of Gibraltar's town centre, conveniently located along the bustling Main Street. This well-maintained five-storey building combines stable commercial income with recently refurbished residential accommodation, offering an attractive balance of yield and long-term capital appreciation. The building was completely redeveloped and refurbished to a good standard in 2024/25, significantly enhancing its quality and appeal. The majority of the apartments are currently occupied, while both ground-floor commercial premises are fully let to established tenants on medium to long-term leases, providing dependable rental income. The first-floor commercial space is currently used as an office suite and leased on a monthly rolling contract. This unit could potentially be converted into a one-bedroom apartment, subject to statutory approvals, further enhancing the RoI. With strong tenant demand, a prime central location, and limited availability of comparable freehold opportunities, this property ...

Disclaimer: whilst every care has been taken in the preparation of these particulars, neither the agent nor the vendor accept any responsibility for error or omission, nor do they constitute a contract

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