BRIAN FRANCIS & ASSOCIATES



TOWN AREA
GIBRALTAR

S1240 | Type: Building

£1,500,000

PROPERTY DETAILS:

Service charges: N/A
Current rates: N/A

INVESTOR OPPORTUNITY!

For Sale | Freehold Property Portfolio

Comprising **two** mixed-use freehold properties located at **4-8 Prince Edwards Road** and **16-20 Engineer Lane**.

Opportunity for developers/investors to acquire two mixed-use freehold properties, ideally sold as one lot. Both properties are independently positioned in the heart of Gibraltar's historic town area, just off Main Street, offering flexible redevelopment potential and long-term capital growth prospects. Freehold properties of this scale and location are increasingly limited in Gibraltar, attracting firm investor demand.

- Combined total gross area of circa. 1,440 sqm
- Properties are partly leased/income producing, with some apartments under rent controls
- Vacant areas in need of refurbishment and with further development potential
- Centrally located near Main Street, many small businesses & tourist areas
- Attractive long-term capital appreciation potential
- Suitable for redevelopment and conversion (STPP) excellent potential for …

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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