BRIAN FRANCIS & ASSOCIATES









PROPERTY DETAILS:

Service charges:	TBC
Current rates:	TBC
Lease terms:	Leasehold

TOWN AREA
GIBRALTAR

S1275 | Bedrooms: 3 | Bathrooms: 2

£1,400,000

Freehold Building for Sale in College Lane, Gibraltar

An exceptional opportunity to acquire afully mixed-use freehold building in the heart of Gibraltar's historic town centre. Positioned on sought-after College Lane, this character property combines established commercial income with spacious residential accommodation and future potential, making it an attractive investment for owner-occupiers and investors alike.

The property is presented in very good condition throughout and has been maintained to a high specification, including air-conditioning and quality residential finishes. The building benefits from multiple income streams, with established commercial tenants already in place and additional scope for rental growth.

Key Features:

- Freehold mixed-use building in central Gibraltar
- Ground floor retail bakery let to a well-established business
- First floor office currently tenanted
- Vacant second floor office with strong rental demand and studio …

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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