BRIAN FRANCIS & ASSOCIATES









TOWN AREA
GIBRALTAR

S1275 | Bedrooms: 3 | Bathrooms: 2

£1,400,000

PROPERTY DETAILS:

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

Freehold Building for Sale in College Lane, Gibraltar

An exceptional opportunity to acquire a **fully 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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