



**MAIN STREET  
GIBRALTAR**  
COM.168 | Type: Offices  
**£2,700 PCM**

**PROPERTY DETAILS:**

<b>Service charges:</b>	n/a
<b>Current rates:</b>	Presently paying :
	£1329.18 per quarter
<b>Interior Size:</b>	85m <sup>2</sup>
<b>Lease terms:</b>	3 years

**PROPERTY FEATURES:**

- Air-conditioning

Exclusive to BFA

A prime commercial property situated at the heart of Main Street opposite the main central square. The building has commercial retail space fronting Main Street and leased out to "Hugo Boss" retail franchise, and the upper floors comprise compartmented office space at every floor level from 1<sup>st</sup> to 4<sup>th</sup> floor. The top floor has a spacious terrace area overlooking parliament building towards John Mackintosh Square, which can be extended over in part to increase the commercial space of the building.

Currently provides an internal demisable floor space of 772 m2 and external terrace area 87 m2. ie total 859 m2.

Viewing highly recommended!. Change of use to Residential possible over currently vacant areas ie top floor can provide for penthouse accommodation.

As seen the fully let building can attract a rental yield of approximately 5%