BRIAN FRANCIS & ASSOCIATES









MAIN STREET
GIBRALTAR

COM.184 | Type: Building

£6,250,000

PROPERTY DETAILS:

Interior Size: 767m^2
Exterior Size: 87m^2

BFA are pleased to present a **freehold investment property** located at 177, Main Street.

The property consists of an income generating **freehold building** comprising retail premises on the ground floor and office units on the upper floors. The **net internal** area is approximately **767sqm (8,255 sq ft) and 87sqm (936 sq ft) external.**

Broken down as follows:

Ground Floor (177-179 Main Street) - Shop. "Boss". Comprising of retail space, changing rooms and storage area. This level is fitted out to a high specification of high-end retail for the franchise "Boss". This commercial space has been recently renovated by the tenant in occupation and boasts tall ceilings, integrated sound system, reversible air conditioning and spot lighting throughout. This level has a floor area of approximately 184sqm (1,981 sq ft) and currently yeilding a rent equivalent of £45.50 per sq ft Per Annum. **Rates payable are £3290.00 per quarter before discount**.

First Floor (9/1 …

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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