



**OCEAN HEIGHTS
GIBRALTAR**

COM.194 | Type: Store/Warehouse

£250,000

LEASE FOR SALE

GROUND FLOOR COMMERCIAL UNIT SUITABLE FOR VARIETY OF USES (S.T.P.P.)

(Circa. 50m²)

Excellent opportunity to acquire a commercial unit located within the Ocean Heights complex. Previously used for storage, the unit is suitable for a variety of uses, pending statutory approvals. It is situated on the ground floor at 1 Montagu Place, with access onto Queensway Road.

- It has an under-lease with 99 years remaining
- Sold with vacant possession
- Suitable for several uses (subject to planning permission)
- Adjoins with the unit next door, which is currently vacant and to be sold with full vacant possession.

****VIEWING RECOMMENDED****

PROPERTY DETAILS:

Service charges:	£1,048.82 per annum
Current rates:	£291.40 per quarter
Interior Size:	50m ²