BRIAN FRANCIS & ASSOCIATES

# OCEAN HEIGHTS

## GIBRALTAR

**COM.194** | Type: Retail

## £215,000

## PROPERTY DETAILS:

**Service charges:** £315.56 per quarter.
**Current rates:** £291.40 per quarter
**Interior Size:** 51m$^2$
**Lease terms:** 147 years from 1976

**LEASE FOR SALE**

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

**(Circa. 51m2)**

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****



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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