



**OCEAN HEIGHTS  
GIBRALTAR**  
COM.194 | Type: Retail  
**£215,000**

**PROPERTY DETAILS:**

<b>Service charges:</b>	£315.56 per quarter.
<b>Current rates:</b>	£291.40 per quarter
<b>Interior Size:</b>	51m <sup>2</sup>
<b>Lease terms:</b>	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\*\***