



**OCEAN HEIGHTS  
GIBRALTAR**

COM.194 | Type: Retail

**£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<sup>2</sup>