BRIAN FRANCIS & ASSOCIATES









PROPERTY DETAILS:

Service charges:	£923.36 to £1,038.78 pa
Current rates:	£323.13 per quarter
Interior Size:	60m^2

OCEAN HEIGHTS

GIBRALTAR

COM.204 | Type: Retail

£235,000

LEASE FOR SALE

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

(Circa. 58m2)

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.

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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