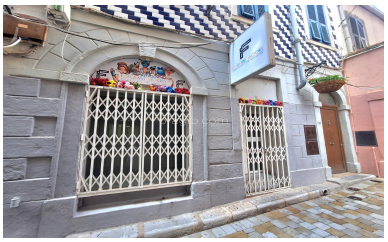
BRIAN FRANCIS & ASSOCIATES









TOWN AREA
GIBRALTAR

COM.223 | Type: Retail

£1,995 PCM

PROPERTY DETAILS:

Service charges: n/a
Current rates: n/a
Lease terms: 3 years

PRIME TOWN LOCATION, RETAIL UNIT TO LET £1,995.00 per month with Rates Included

An excellent opportunity to lease a **ground-floor** retail unit, ideally positioned in the town area, just steps from the main street. Offering approximately **62.25 m²**, the property combines a well-presented retail space with valuable additional basement storage, making it an ideal choice for a range of commercial and retail uses.

Key Features:

- **£1,995.00 per month**
- Rates included
- **40.14 m²** ground-floor shop area
- **22.11 m²** basement
- Prominent display window
- **Private WC**
- Ground-floor premises
- Excellent and easy access
- Steps from the main street
- **Deposit: One month's rent (£1,995.00)**

The main retail area provides a versatile space with excellent potential for branding and customer-facing use. The 22.11 m² basement offers valuable additional storage or back-of-house space. The unit is ready for an incoming…

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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