



TOWN AREA GIBRALTAR

COM.245 | Type: Restaurant
POA

Lease for Sale – Prime Commercial Unit Near Gibraltar's Main Street

An exceptional opportunity to acquire a 96 sqm commercial unit just off Gibraltar's bustling Main Street. This well-equipped space is ideal for a variety of food and beverage businesses, offering a fully fitted kitchen, takeaway area, and an upstairs function space.

Property Details:

- Annual Rent: £97.00
- Size: 96 sqm
- Prime location near high footfall areas
- Split-level layout catering to multiple business functions
- The ground floor is Fully Equipped for Takeaway & Food Preparation
- Large commercial kitchen fitted with high-quality appliances
- Dedicated takeaway counter and serving area
- Electrical points potency ensures efficient energy distribution
- Daylight assimilation lighting enhances visibility and ambience

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PROPERTY DETAILS:

Service charges:	£80 Per Annum
Current rates:	£174.08 Per Month
Interior Size:	2 96m
Lease terms:	21 year lease, until 2039