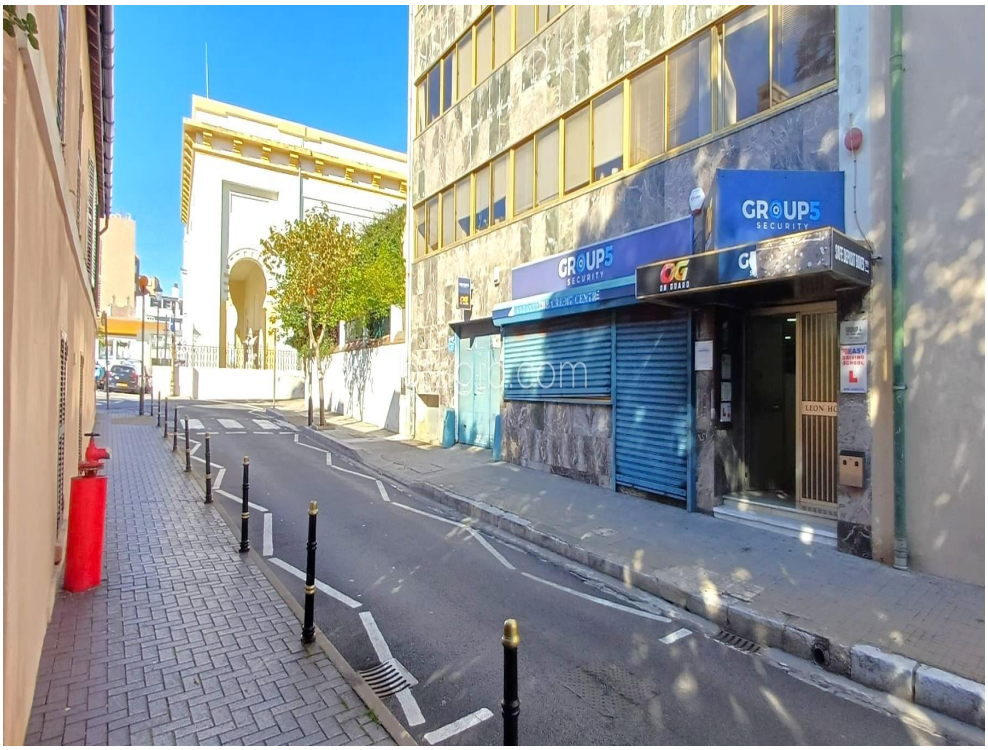
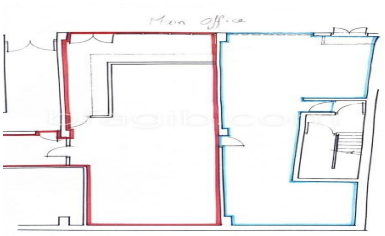
BRIAN FRANCIS & ASSOCIATES









TOWN AREA

GIBRALTAR

COM.300 | Type: Offices

£710,000

PROPERTY DETAILS:

Service charges: £42.50 Per Quarter

Current rates: £1,189.12 Per Quarter

Parking: Lock Up Garage x2

Interior Size: 145m^2

Lease terms: 999-years from September 1992.

Prime Ground Floor Commercial Unit with Private Parking (Long Leasehold)

Located in the town centre area, just off Main Street in an accessible and convenient commercial location, this ground-floor unit forms part of a seven-storey office building offering excellent potential for both owner-occupiers and investors alike.

Extending to approximately 86 sqm (926 sq.ft.) of versatile accommodation, the property provides flexible open-plan office space suitable for a wide range of commercial uses, subject to statutory approvals. It benefits from good frontage onto the street, and the layout lends itself well to professional services, consultancy practices, medical/therapy use, storage solutions or boutique studio space. It may be of particular interest to small or medium-sized legal firms due to its proximity to the courts.

Although the unit requires complete refurbishment, this blank canvas presents a clear value-add opportunity to configure and finish the space to exact operational …

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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