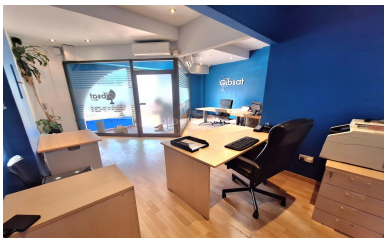
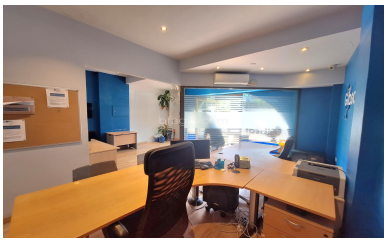
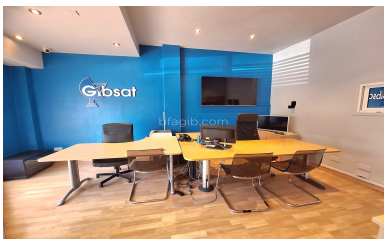
BRIAN FRANCIS & ASSOCIATES









WATERGARDENS
GIBRALTAR

COM.316 | Type: Retail

£2,300 PCM

PROPERTY DETAILS:

Service charges:	N/A
Current rates:	N/A
Parking:	Single Parking
Interior Size:	51m^2

Commercial / Retail Premises To Let – Watergardens

These premises have an excellent **Location, High Visibility** and a **Tremendous Passing Trade**

A fantastic opportunity to rent a 51m² commercial/retail unit in Watergardens, ideally situated close to town and within walking distance of the Gibraltar-Spain Frontier. The premises benefit from excellent visibility, making this an attractive location for a variety of retail, office, or commercial uses.

Property Features:

- 51m² commercial/retail premises
- Excellent Watergardens location
- Close to town
- Within walking distance of the Gibraltar-Spain Frontier
- Excellent visibility with tremendous passing trade
- Reception area
- Main office
- Additional back office
- **Rent inclusive of rates and service charges**
- Use of a **loading bay**
- 1 dedicated parking space
- Flexible lease terms of 3, 6 or 9 years

An Excellent Business Opportunity With its strategic location, …

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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