

TOW348  
Available

## MAIN STREET

**£3,950,000**



### FEATURES

- 0 Bedrooms
- 0 Bathrooms
- Kitchen equipped
- WC
- Partly Furnished
- Communal Garden



BMI Group are pleased to present this distinguished colonial-style building, offering a unique investment opportunity in a prime location just off Main Street. Comprising 17 units and 5 apartments across three levels, this property is ideally situated for a variety of business ventures, featuring two private entrances for added convenience. **Key Features:** **Historical Charm:** The premises showcase numerous original features, including wood paneling in many corridors and ceilings, as well as external walls overlooking an internal open courtyard, enhancing the building's character and appeal. **Functional Layout:** The property offers a well-distributed arrangement of private offices, boardrooms, a kitchenette and restrooms all catering to diverse business needs. **Spacious Interior:** With a gross internal area of approximately 900sqm and a lettable area of around 755sqm, plus a courtyard measuring about 69sqm, the building provides ample space for various uses. **Recent Upgrades:** The property has undergone refurbishments, including the addition of a new stairwell and lift, enhancing accessibility and functionality. **Development Potential:** While historical planning approval for an additional floor has expired, there remains significant potential for redevelopment, potentially expanding the lettable area to over 1,500sqm across 4 to 5 levels, thereby increasing the property's value. **Similar redevelopment projects in Gibraltar have successfully transformed existing structures to maximize their utility and profitability.** **Additional Information:** Detailed plans, current yield information, and options to extend the lease to 149 years are available upon request. This rare offering combines ...

<b>Interior Size:</b>	900m <sup>2</sup>	<b>Ownership:</b>	Leasehold 70 years remaining
<b>Exterior Size:</b>	69m <sup>2</sup>	<b>Rates:</b>	£28038 Per Annum
<b>Plot Area:</b>	N/A	<b>Service Charges:</b>	TBC
<b>Furnishing:</b>	Partly Furnished	<b>Price per sqm:</b>	£4,226.86