

COMM286
Under Offer

MAIN STREET

£2,800,000



FEATURES

- 0 Bedrooms
- 0 Bathrooms



Superb freehold property located on the Main Street. Built over two floors and in very good condition. Features within the building include marble floor entrance hallway, large rooms with high ceilings, interconnecting rooms with over door transom windows and some rooms retain original wooden floorboards. A prime and superbly appointed piece of real estate offering an investment opportunity with current Outline Planning Permission to convert the current residential areas into 7 x 1 Bedrooms – 1 studio apt and a communal roof terrace, with the possibility of adding an extra floor and a half. The upper floors would also provide perfect office suites along with penthouse accommodation, plus terraces overlooking the Main Street. The property additionally also includes two retail outlets on the ground floor offering a good rental yield – both with 9 year leases with 3 yearly rent reviews. Property is sold with vacant possession on the residential only. Accommodation: 1st floor: Residential – a 3 bedroom apartment - Total net area 121m² plus Patio 8.2m² 2nd floor: (level 1) Residential duplex 3 bedroom apartment - Total net area 106.6m² plus 3rd floor: (level 2) Residential Internal 39.3m² plus Roof terrace 60.7m² - Total net area: 113.8m² Commercial net area - 93.9m² Residential net area - 370.80m² Floor plans available upon request. Viewing is highly recommended.

| | | | |
|-----------------------|-------------------|-------------------------|-----------|
| Interior Size: | 465m ² | Ownership: | Freehold |
| Exterior Size: | 70m ² | Rates: | TBC |
| Plot Area: | N/A | Service Charges: | TBC |
| Furnishing: | Unfurnished | Price per sqm: | £5,600.00 |

BMI Group Limited, Unit 7 Portland House, Glacis Road, P.O. Box 469, Gibraltar

✉ info@bmigroup.gi ☎ (+350) 200 51010

www.bmigroup.gi