

TOW348
Available

MAIN STREET

£3,950,000



FEATURES

- 0 Bedrooms
- 0 Bathrooms
- 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 ...

Interior Size:	900m ²	Rates:	£28038 Per Annum
Exterior Size:	69m ²	Service Charges:	TBC
Plot Area:	N/A	Price per sqm:	£4,226.86
Furnishing:	Partly Furnished		

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