BMI GROUP
ESTATE AGENTS

EXPERIENCE. KNOWLEDGE.

TOW365
Under Offer

MAIN STREET

£2,395,000











FEATURES

FOR SALE | Mixed-Use Freehold Investment PropertyA rare opportunity for a discerning investor to acquire a substantial mixed-use freehold property in the heart of Gibraltar's town centre, conveniently located along the bustling Main Street. This well-maintained five-storey building combines stable commercial income with recently refurbished residential accommodation, offering an attractive balance of yield and long-term capital appreciation. The building was completely redeveloped and refurbished to a good standard in 2024/25, significantly enhancing its quality and appeal. The majority of the apartments are currently occupied, while both ground-floor commercial premises are fully let to established tenants on medium to long-term leases, providing dependable rental income. The first-floor commercial space is currently used as an office suite and leased on a monthly rolling contract. This unit could potentially be converted into a one-bedroom apartment, subject to statutory approvals, further enhancing the RoI. With strong tenant demand, a prime central location, and limited availability of comparable freehold opportunities, this property represents a high-quality, income-producing investment in one of Gibraltar's most sought-after locations. Key Features; Substantial property with a total floor area of c.370 sqmFully income producing, generating approximately £ 134,400 p.a.Attractive yield with potential to increase upon conversion of the first-floor office suiteRecently redeveloped to a contemporary specification and good standardFive fully furnished apartments (one and two bedroom layouts)Two ground-floor commercial units fully let on medium- to long-term leasesFirst-floor office suite with potential to convert into a one-bed apartment (STPP)Prime position on Main Street, within...

Interior Size:	340m^2	**Rates:**	TBC
Exterior Size:	30m^2	**Service Charges:**	TBC
Plot Area:	N/A	**Price per sqm:**	£6,746.48
Furnishing:	Unfurnished		

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