



TOW365  
Available

MAIN STREET

£2,395,000



FEATURES



**FOR SALE | Mixed-Use Freehold Investment Property** A 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 sqm Fully income producing, generating approximately £ 134,400 p.a. Attractive yield with potential to increase upon conversion of the first-floor office suite Recently redeveloped to a contemporary specification and good standard Five fully furnished apartments (one and two bedroom layouts) Two ground-floor commercial units fully let on medium- to long-term leases First-floor office suite with potential to convert into a one-bed apartment (STPP) Prime position on Main Street, within...

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|----------------|-------------------|------------------|-----------|
| Interior Size: | 340m <sup>2</sup> | Rates:           | TBC       |
| Exterior Size: | 30m <sup>2</sup>  | Service Charges: | TBC       |
| Plot Area:     | N/A               | Price per sqm:   | £6,746.48 |
| Furnishing:    | Unfurnished       |                  |           |