

COMM630  
Available

## SOUTH DISTRICT

**£1,100,000**



### FEATURES

**LEASE FOR SALE** Prime Investment in a Sought-After Location An outstanding opportunity to acquire a commercial lease offering a guaranteed 5% return - a secure and attractive investment in one of Gibraltar's most visited destinations. Ideally situated in the vibrant and touristic area of Alameda Gardens, this property benefits from excellent footfall and visibility, ensuring consistent exposure and steady business activity throughout the year. Comprising two fully occupied units, this investment provides immediate, reliable rental income with strong future potential. Unit A with an internal area of approx. 66m<sup>2</sup> - currently rented until 31st December 2029. Unit B with an internal area of approx. 73m<sup>2</sup> - currently rented until 31st December 2028. For further details or to arrange a private viewing, please contact BMI Group on: +350 200 51010 or email [info@bmigroup.gi](mailto:info@bmigroup.gi)

<b>Interior Size:</b>	139m <sup>2</sup>	<b>Rates:</b>	£125.33 Per Month
<b>Exterior Size:</b>	N/A	<b>Service Charges:</b>	TBC
<b>Plot Area:</b>	N/A	<b>Price per sqm:</b>	£7,913.67
<b>Furnishing:</b>	Unfurnished		

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[www.bmigroup.gi](http://www.bmigroup.gi)