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TOWN

£62,000/ £450 pcm











FEATURES

For sale a compact, well-positioned store located at The Residence on Engineer Lane. Measuring 9m², this secure unit is ideal for a variety of business or trade uses and is fully suitable for obtaining a business or trade licence. The property benefits from CCTV security, lift and stair access to the basement level, and a convenient loading bay directly outside the main entrance, making day-to-day operations easy and efficient. Lighting included as part of the service charges, noting there is no additional power supply within the store. Additional highlights include a dedicated letterbox and a proven track record as a successful rental property, having been continuously let for the past four years at £450 per calendar month. Generating a strong and consistent monthly return, this property represents an excellent investment opportunity for landlords seeking immediate income and long-term potential.Contact us today at +350 200 51010 or info@bmigroup.gi to arrange a viewing.

Interior Size:	9m^2	**Rates:**	£18.76 Per Quarter
Exterior Size:	N/A	**Service Charges:**	£82.47 Per Quarter
Plot Area:	N/A	**Price per sqm:**	£6,888.89
Furnishing:	Unfurnished		

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