



**COMM438**  
Available

**TOWN**

**£65,000**



**FEATURES**



For sale a compact, well-positioned store located at The Residence on Engineer Lane. Measuring 9m<sup>2</sup>, 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.

<b>Interior Size:</b>	9m <sup>2</sup>	<b>Rates:</b>	£18.76 Per Quarter
<b>Exterior Size:</b>	N/A	<b>Service Charges:</b>	£82.47 Per Quarter
<b>Plot Area:</b>	N/A	<b>Price per sqm:</b>	£7,222.22
<b>Furnishing:</b>	Unfurnished		