



BMI
GROUP

Mixed-Use Freehold Investment Property

FOR SALE | 207-209 MAIN STREET

- Income-generating investment with an attractive yield
- Prime town centre location
- Total area c.370 sqm
- The entire building was redeveloped during 2024/25
- Five fully furnished apartments
- Three commercial units

£2,450,000

General Description:

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 demisable 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 Gibraltar's main retail and tourist district
- Strong long-term capital growth potential in a tightly held market

Opportunities of this calibre and location are increasingly scarce in Gibraltar, making this a compelling acquisition for investors seeking stable income, asset quality, and long-term value creation in the territory's principal commercial thoroughfare.



Rent Schedule:

No.T	ypeL	evel	Status	Int. Area (m2)	Ext. Area (m2)	Annual Market Rent (£)	Enhanced Rent (£)	Lease Expiry Date
207	Commercial	GO	ccupied	42.27	02	6,400	26,400	31/7/2032
209	Commercial	GO	ccupied	18.39	08	,100	8,100	31/01/2040
209/1	One-Bed1	st	Occupied	32	01	5,300	15,300	31/05/2016
209/2	*Commercial	1stO	ccupied	34.34	06	,000	13,200	Monthly Rolling
209/3	One-Bed	2nd	Occupied	33	01	3,200	13,200	31/07/2026
209/4	One-Bed	2nd	Vacant	36	01	6,200	16,200	tbc
209/5	Two-Bed3	rd	Occupied	64	32	1,600	21,600	31/03/2027
209/6	Two-Bed4	th/5th	Vacant	80	27	27,600	27,600	tbc
TOTALS				340.043	01	34,400	141,600	

**Currently used as an office, but could be converted into a one-bed apartment (STPP), increasing the rental income to £13,200 p.a.*

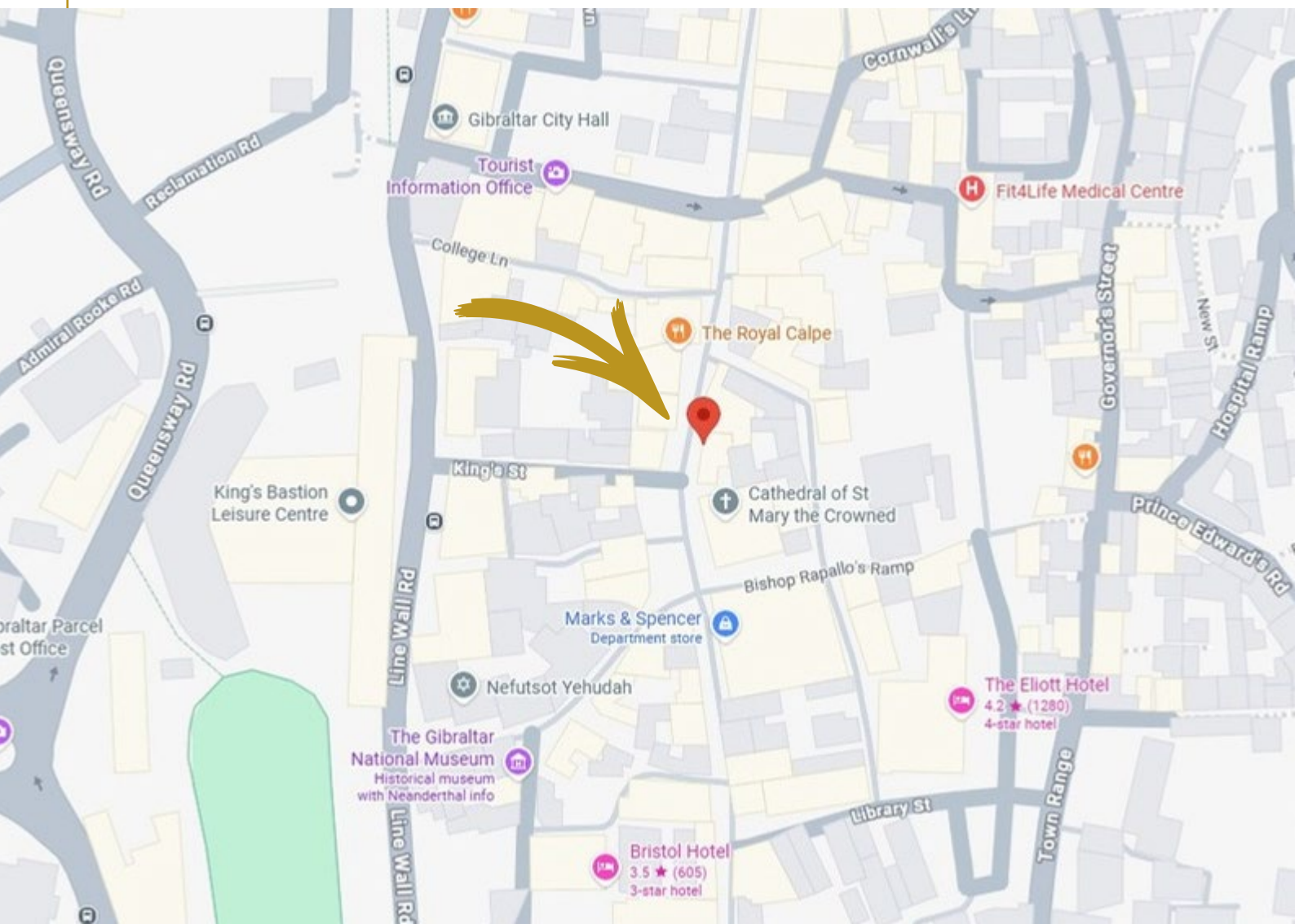
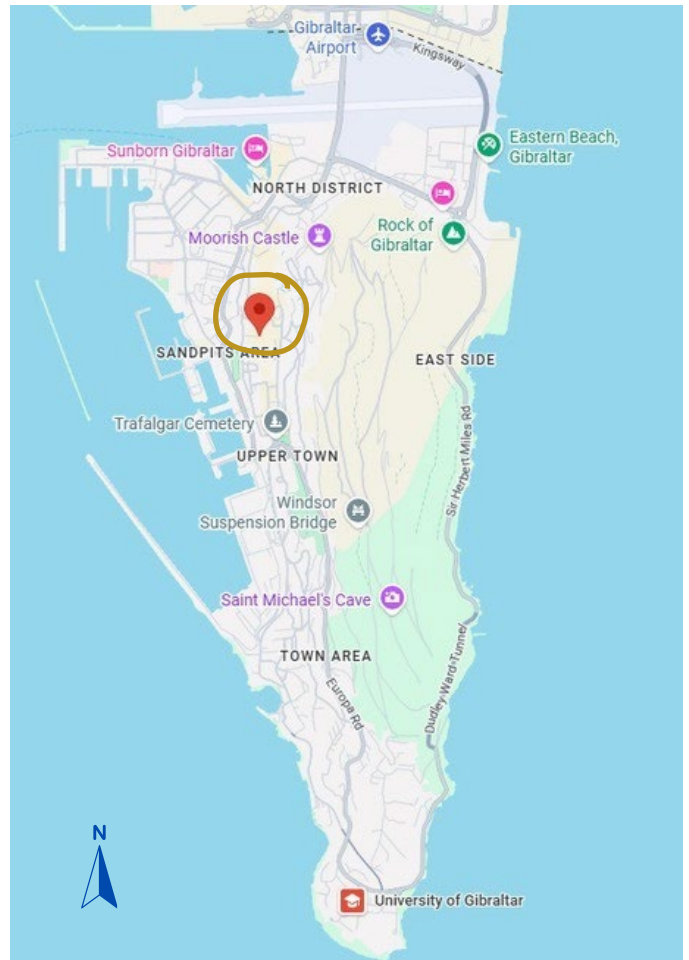


Location:

Located on Main Street, the property benefits from Gibraltar's most vibrant and well-established commercial and residential areas. The immediate surroundings offer an excellent range of amenities, including retail outlets, supermarkets, cafés, restaurants, and essential services, providing exceptional convenience for daily living and business operations.

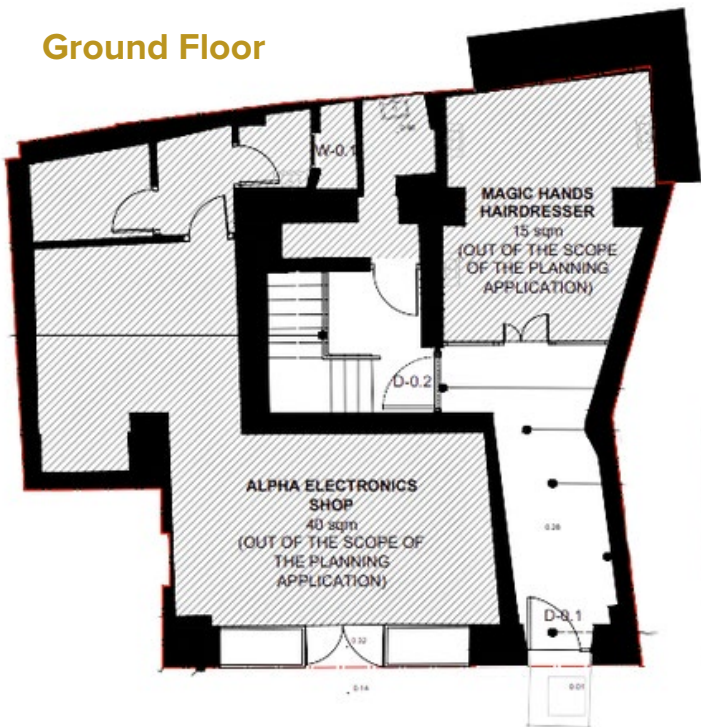
Main Street itself is a thriving hub, home to a diverse mix of independent retailers, international brands, offices, and residential accommodation. This dynamic environment generates consistent footfall and strong commercial activity while also offering residents easy access to the town centre's facilities.

With its central position, excellent infrastructure, and wide range of nearby amenities, the location is ideally suited to support both commercial enterprises and modern residential living.

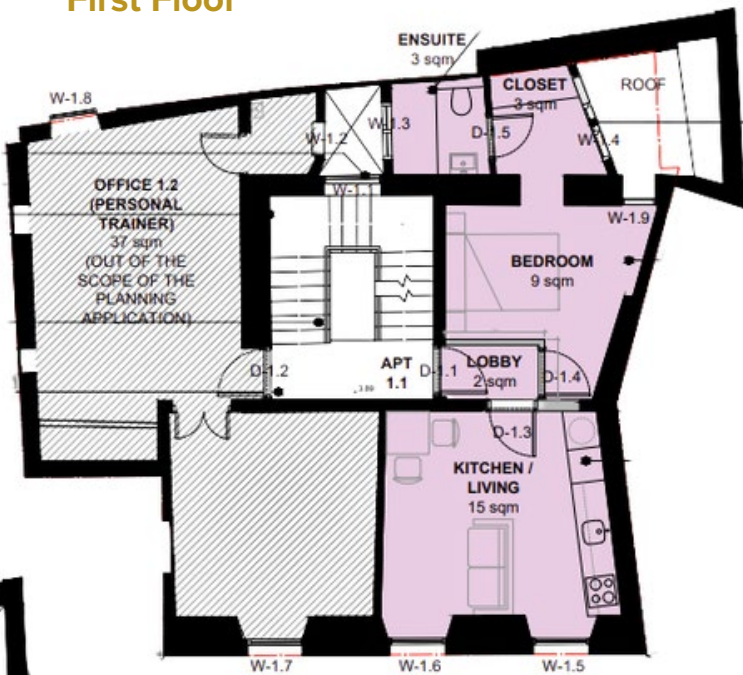


Internal Floorplans:

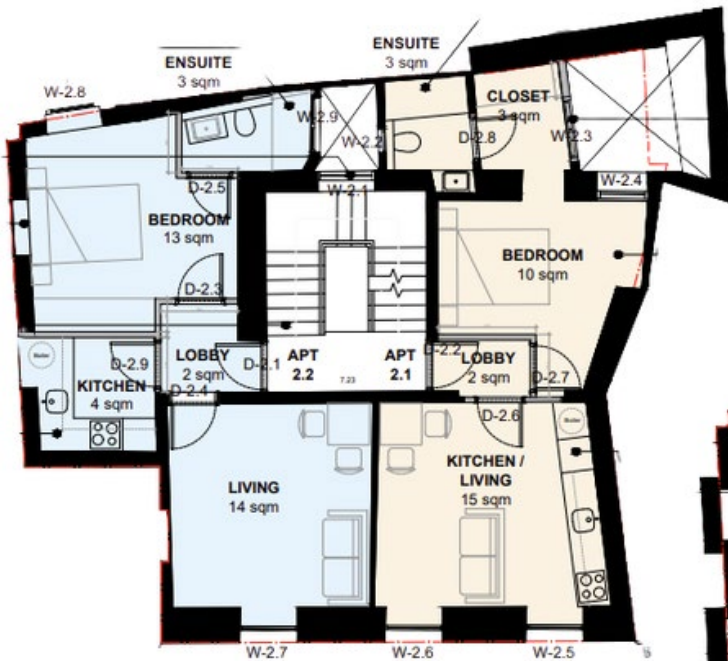
Ground Floor



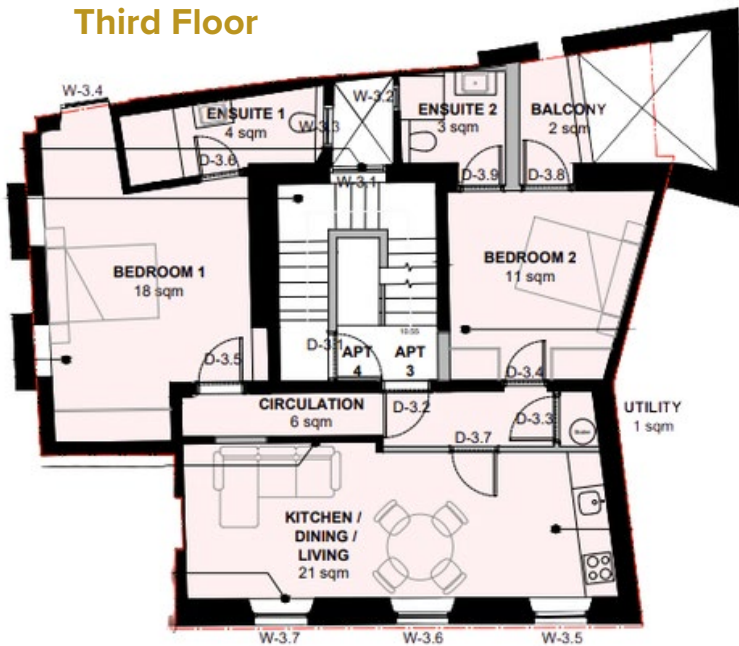
First Floor



Second Floor

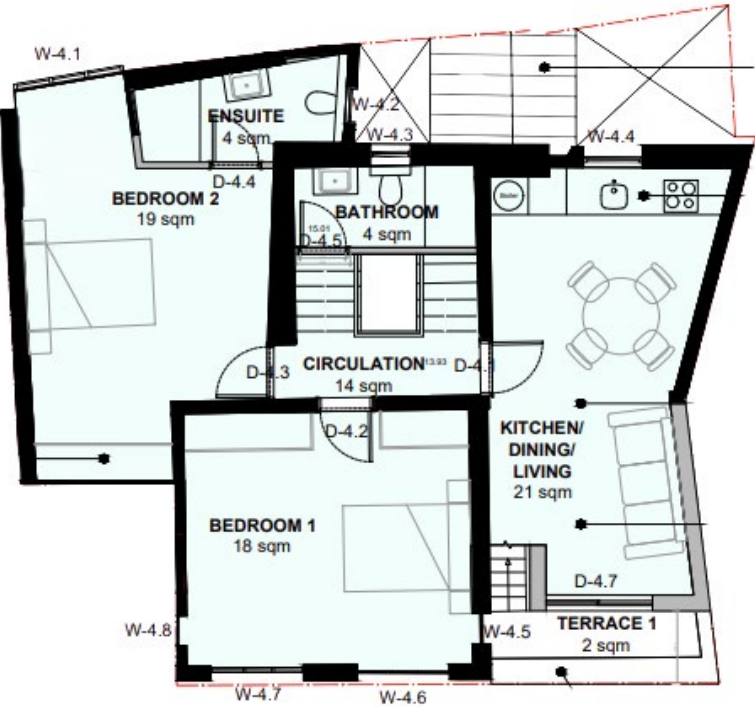


Third Floor

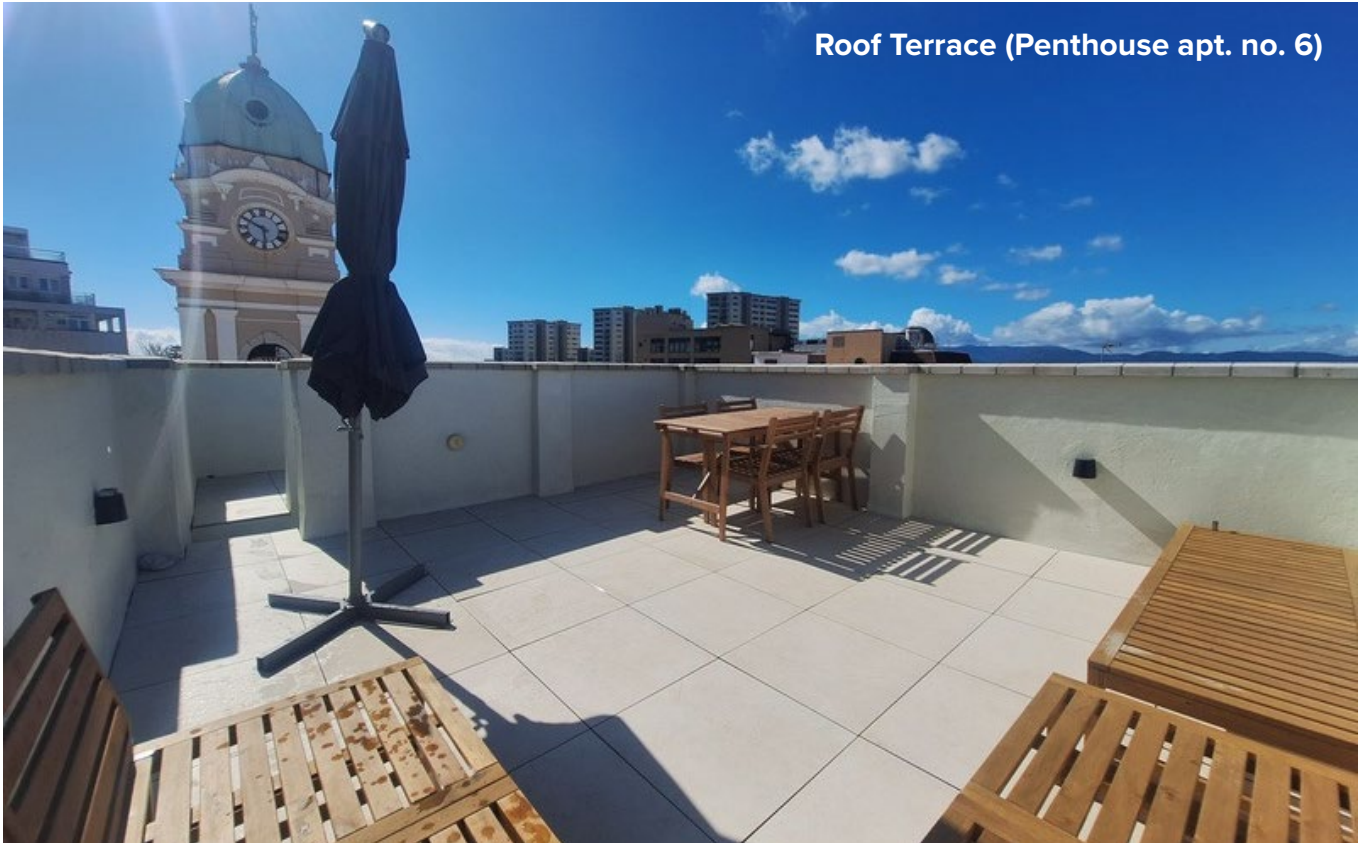
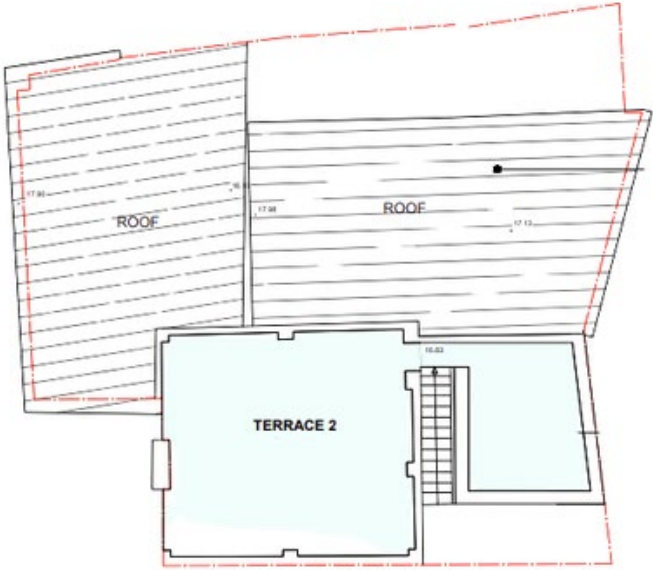


Internal Floorplans:

Fourth Floor (Penthouse)



Roof terrace



Roof Terrace (Penthouse apt. no. 6)

Apt. No. 4



Apt. No. 3



Apt. No. 5



EXPERIENCE. KNOWLEDGE.

Interested?

Contact our sales team for more information or to arrange a viewing:

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