



# CALPE LODGE DEVELOPMENT ALTERNATIVE SCHEMES

29-33 Governor's Parade,  
Gibraltar

Unique opportunity to purchase  
a freehold building with planning  
permission in the heart of town.

Currently with full planning  
permission for a Hotel Scheme,  
with an application submitted to  
attain planning permission for a  
Commercial & Residential Scheme.

Parade Hotel







## *Calpe Lodge Redevelopment Alternative Opportunities*

# INVESTMENT SUMMARY ALTERNATIVES

The property is a freehold property constructed over a plot with superficial area of approximately 334m<sup>2</sup> offered for sale with vacant possession with full planning permission for a 61-room hotel scheme combining a second freehold property named Albany House on an adjoining plot of land that offers 189m<sup>2</sup> of land space which would inter-connect with Calpe Lodge via its easterly boundary wall.

The Hotel Scheme involving Calpe Lodge & Albany House includes the addition of two floors to Calpe Lodge with a new roof top terrace to include a gym, sun lounge deck, pool, and terraced areas.

The Hotel Scheme further affords the potential to create a large basement area which has been designated principally to be used for conference rooms, meeting rooms and basement stores. It also offers a cafeteria, bar, kitchen, toilets, and reception area at ground floor entrance level.

The Commercial & Residential Scheme envisages the same design with the potential to create a large basement area which has been designated principally to be used as Commercial / Domestic Stores. It also offers a cafeteria, bar, kitchen & toilets, and a Commercial Unit.

This Scheme envisages a variety of Studio & Deluxe Studio Apartments on 4 Floors together with One or Two Bed Apartments as per Floor Plans. A Roof Terrace is proposed that will provide a sun lounge area, gym, and pool (including disabled access), bar and WCs.





Alternatively to The Parade Hotel Project, Calpe Lodge & Albany House would also be very suitable for two Residential & Commercial Schemes. Architectural Drawings are already in place for both schemes. Albany House Revised Plans were approved recently by Development & Planning Commission Sub Committee for which formal permits are awaited. Calpe Lodge Commercial & Residential Scheme is currently in an advanced stage of the planning permission process.

This is a unique investment opportunity as the freehold properties for sale can either be bought as a development project for a Hotel or as two separate Commercial & Residential schemes. Calpe Lodge features in this brochure whereas Albany House features in a separate brochure.

## Scheme 1

Parade Hotel a 61 Key Room Hotel

Asking Price

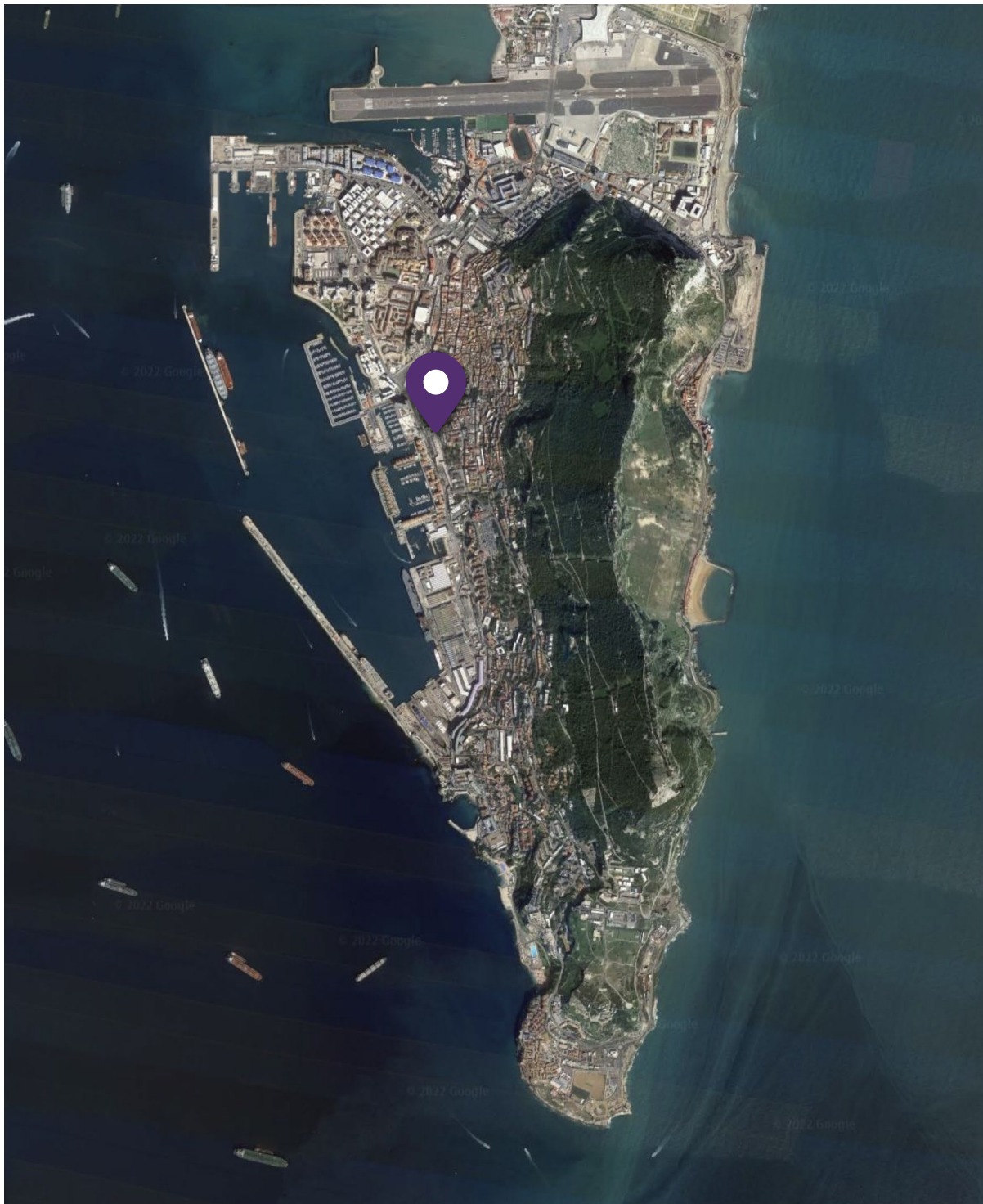
**£5,500,000**

## Scheme 2

Commercial & Residential Scheme with 23 Apartments

Asking Price

**£3,500,000**



## LOCATION

Calpe Lodge is an early eighteenth-century Freehold building brimming with original colonial features. Calpe Lodge as well as Albany House site are both located in the heart of the Town on Governor's Parade and Town Range respectively. They are a stone's throw away from South Central Main Street with an abundance of retail shops, cafeterias & restaurants and is within walking distance to other landmarks in Gibraltar such as the emblematic Garrison Library and The Elliott Hotel.

The properties are well positioned and have good transport links nearby close to high footfall areas and tourist sites.

Albany House is the name given to the former property which has been demolished except for the rear section and will be finalized prior to completion. The property links to Calpe Lodge at the rear as evidenced on the plan below.



Location Plan  
Scale 1:1250

**The Site: 29-33 Governor's Parade /  
5,7 & 9 Town Range**



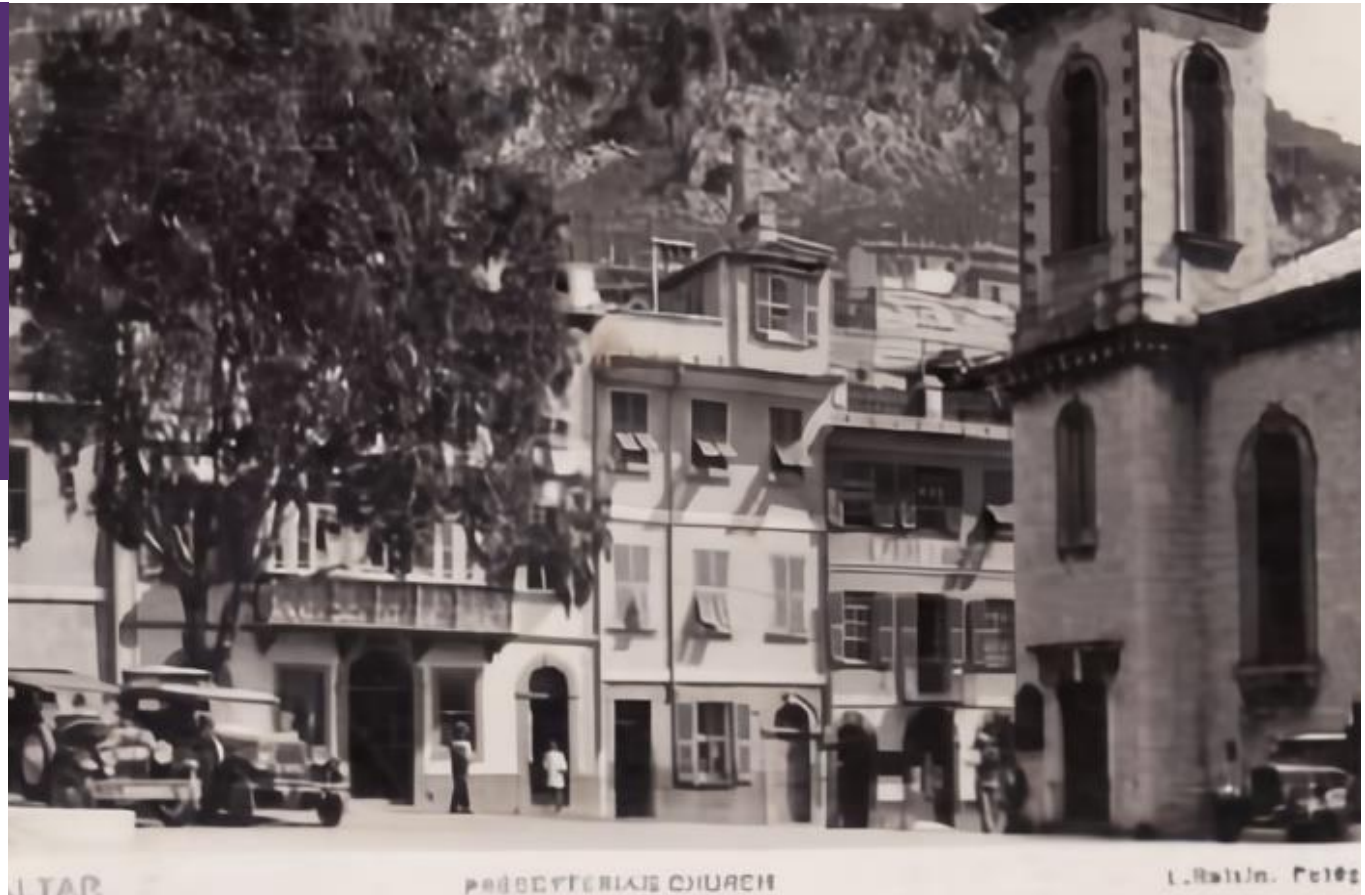
# HISTORY OF CALPE LODGE WITHIN PARADE HOTEL

## Scheme 1

The eighteenth-century building has a long history, encompassing residential, business and corporate use. It was originally part of a 1749 land grant to Arthur Webber and has changed hands a few times over the years with Kingsley Thorogood becoming the owner in 1989.

From 1923 it was the Headquarters of the Independent Order of Oddfellows Manchester Unity Friendly Society, the 200-year-old successor to the ancient guild's tradition and the largest and richest friendly society in Britain, a forerunner to today's insurance and banking institutions, and the building housed the Society Logia Calpe No-6241 for Spanish-speaking members.

At one time it provided offices for the AACR, the political party led by Sir Josuha Hassan.





# PARADE HOTEL WITH 61 KEY ROOMS

Freehold Property with planning permission to develop a 61 key Hotel offered for sale with Vacant Possession and Full Planning Permission.

- ## Asking Price

£5,500,000





## Scheme 1 *Parade Hotel*

# ACCOMMODATION SCHEDULE

Below you can see the breakdown of Net Internal and Net External Areas for the 61 Bedroom Hotel Scheme. The Total Site Areas is 523m<sup>2</sup>

Level	Basement	Ground	1st	2nd	3rd	4th	5th	6th	Total
<b>CALPE LODGE</b>									
Commercial Amenities	181.80	64.30	-	-	-	-	-	-	246.10
Restaurant / WCs / Courtyard	-	87.00	-	-	-	-	-	-	87.00
Hotel Administration	-	52.60	3.00	3.50	2.80	2.80	-	-	64.70
Hotel Suites	-	-	179.90	182.70	189.60	181.90	-	-	734.10
Service / Circulation	57.60	77.20	58.40	59.20	59.90	59.80	27.70	-	399.80
Terraces	-	-	-	-	10.40	9.80	212.90	-	233.10
Pool	-	-	-	-	-	-	15.00	-	15.00
Other Amenities Gym, Etc	-	-	-	-	-	-	33.00	-	33.00
									<b>1,812.80</b>
<b>ALBANY HOUSE</b>									
Commercial Amenities	-	-	-	-	-	-	-	-	-
Restaurant / WCs	-	52.10	-	-	-	-	-	-	52.10
Hotel Administration	-	9.40	4.40	4.40	4.40	4.40	2.40	-	29.40
Hotel Suites	-	37.80	105.30	103.10	109.30	95.20	82.30	77.90	610.90
Service / Circulation	-	62.70	42.80	45.00	45.10	45.10	47.60	-	288.30
Terraces	-	-	6.20	6.20	-	7.70	7.30	43.90	71.30
									<b>1,052.00</b>
	<b>239.40</b>	<b>443.10</b>	<b>400.00</b>	<b>404.10</b>	<b>421.50</b>	<b>406.70</b>	<b>428.20</b>	<b>121.80</b>	<b>2,864.80</b>

Basement Level	Service Lift, Circulation, Stores, Conference / Cinema Room, Meeting Rooms, WCs, Bikes,	239.40
Ground Level	Lifts, Restaurant, Kitchen, Courtyard, Reception / Admin Areas. Bar, WCs, link, Rooms, Staircases, 1 Single Room, 1 Double Room	2 443.10
1st Floor	8 Double Rooms, 1 Twin Room, 1 Executive Double Room, 2 Single Room, 1 Disability Access Room, Balconies, Storage	13 400.00
2nd Floor	8 Double Rooms, 1 Twin Room, 2 Executive Double Room, 2 Single Room, 1 Disability Access Room, Balconies, Storage	14 404.10
3rd Floor	8 Double Rooms, 1 Twin Room, 2 Executive Double Room, 2 Single Room, 1 Disability Access Room, Balconies, Storage	14 421.50
4th Floor	7 Double Rooms, 1 Twin Room, 1 Executive Double Room, 2 Single Room, 1 Disability Access Room, Balconies, Storage	12 406.70
5th Floor	Roof Top Bar, Gym, WCs, Terrace Decking, Sun Lounge Deck, Pool, 3 Double Room, 1 Single Room, 1 Twin Room, Balconies, Storage	5 428.20
6th Floor	Penthouse, Private Penthouse Terraces, Flat Green Roof for Services	1 121.80
<b>Total</b>		<b>61 2,864.80</b>

Single Rooms	10
Twin Rooms	5
Double Rooms	35
Double Executive Rooms	6
Disability Access Rooms	4
	<b>60</b>
Penthouse	1



# Scheme 1 *Parade Hotel*

## FLOOR PLANS FOR HOTEL SCHEME

The Basement Level Floor Plan excludes Albany House owing to an Easement not being granted. Calpe Lodge Basement for Hotel is accessed from 29 Governor's Parade by elevator or by stairs adjacent to Courtyard with Rear Access & Exit being only for meter reading and emergencies. Parade Hotel Basement provides a Conference & TV Room, two meeting rooms as well as WCs. It also has a staff room, stores and back of house areas as well as bicycle and refuse storage facilities.

The Ground Level Floor Plan shows the amenities of the building including the bar and lounge areas, restaurant, cafe, reception, meeting rooms and back of house areas to name a few. There are two properties currently in between Calpe Lodge and Albany House and therefore you can only access both properties via a hall at the rear (as seen below).

The configuration of the areas is similar from Level 1- 5 with a mix of single, twin, double and special needs rooms, all of which include ensuite facilities and they range from 9m² - 45m². Level 1 has 13 Rooms, Levels 2 and 3 have 14 Rooms, Level 4 has 12 Rooms, Level 5 has 5 Rooms and includes the Roof Terrace with facilities.

Basement Level



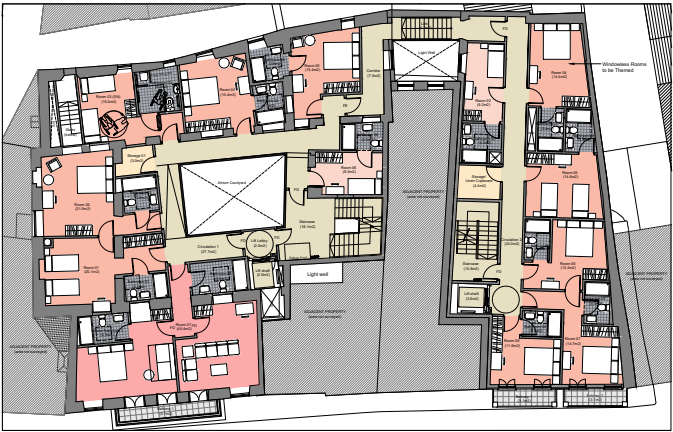
- Basement and Stores
- Conference & TV Room
- Meeting Room 1 & 2
- Staff Room and Back of House Areas
- WCs
- Elevators

Ground Floor



- Reception
- Entrance Lobby
- Courtyard
- Cafeteria & Bar
- Kitchen
- Sitting Areas
- Restaurant
- WCs
- 1 Single Room
- 1 Double Room
- Elevators

Levels 1-2



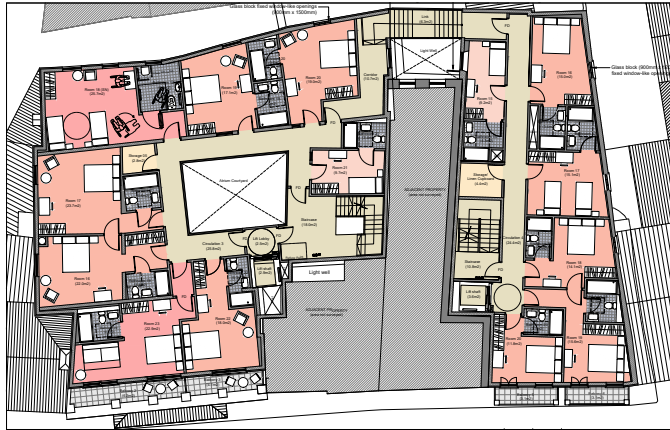
	Level 1	Level 2
• Deluxe Suite with Balcony	1	-
• Single Rooms	2	2
• Double Rooms with Balcony	2	2
• Double Rooms	5	8
• Disability Friendly Rooms	1	1
• Twin Rooms	2	1
• Storage / Linen Cupboard		
• Elevators		



## Scheme 1 *Parade Hotel*

# FLOOR PLANS FOR HOTEL SCHEME

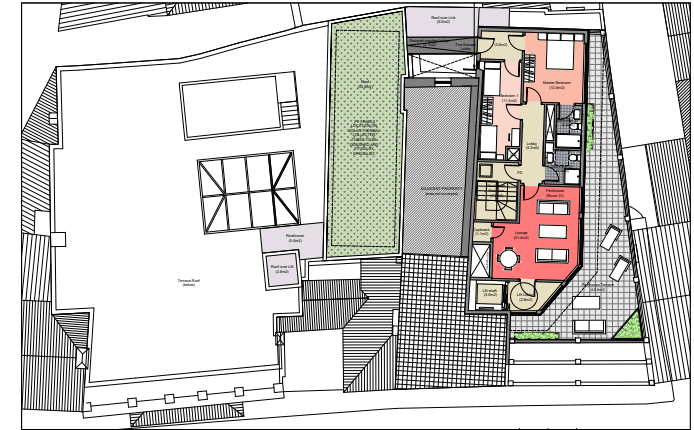
Levels 3-4



Level 5



Level 6



	Level 3	Level 4
• Deluxe Suite with Balcony	-	2
• Double Rooms with Balcony	4	-
• Double Rooms	6	6
• Single Rooms	2	2
• Disability Friendly Rooms	1	1
• Twin Rooms	1	1
• Storage / Linen Cupboard		
• Elevators		

- Gym & Pool (Including Disability Access)
- Terrace Roof Top with Sun Lounge Area
- Bar
- WCs
- 1 Double Room with Balcony
- 2 Double Rooms
- 1 Single Room
- 1 Twin Room
- Elevators

- Penthouse Suite with 2 Bedrooms
- Private Penthouse Terrace
- Private Elevator Extension to Penthouse Suite
- Private Staircase to Penthouse Suite
- Flat Green Roof for Services



## Scheme 2

# CALPE LODGE COMMERCIAL & RESIDENTIAL

## *Commercial & Residential Investment Summary*

An early eighteenth-century Freehold Property brimming with original colonial features located on Governor's Parade.

Vacant Possession with a Scheme for a potential 23 Apartments.  
Planning Permission Pending.

Basement Level currently exists under one store and has a vaulted ceiling. It is proposed that the Basement will comprise 14 Stores for Commercial / Domestic Use, Bicycle and Refuse Storage.

Ground Floor currently comprising of 7 Stores + 2 Commercial Units with the potential to add a further 2 storeys and a roof top terrace totalling 5 levels. It is proposed that the Ground Floor will comprise a Cafeteria / Bar with Kitchen & Toilet Facilities with the Courtyard having an atrium. A Commercial Unit is proposed at No: 33 Governor's Parade which could form part of the restaurant facility.

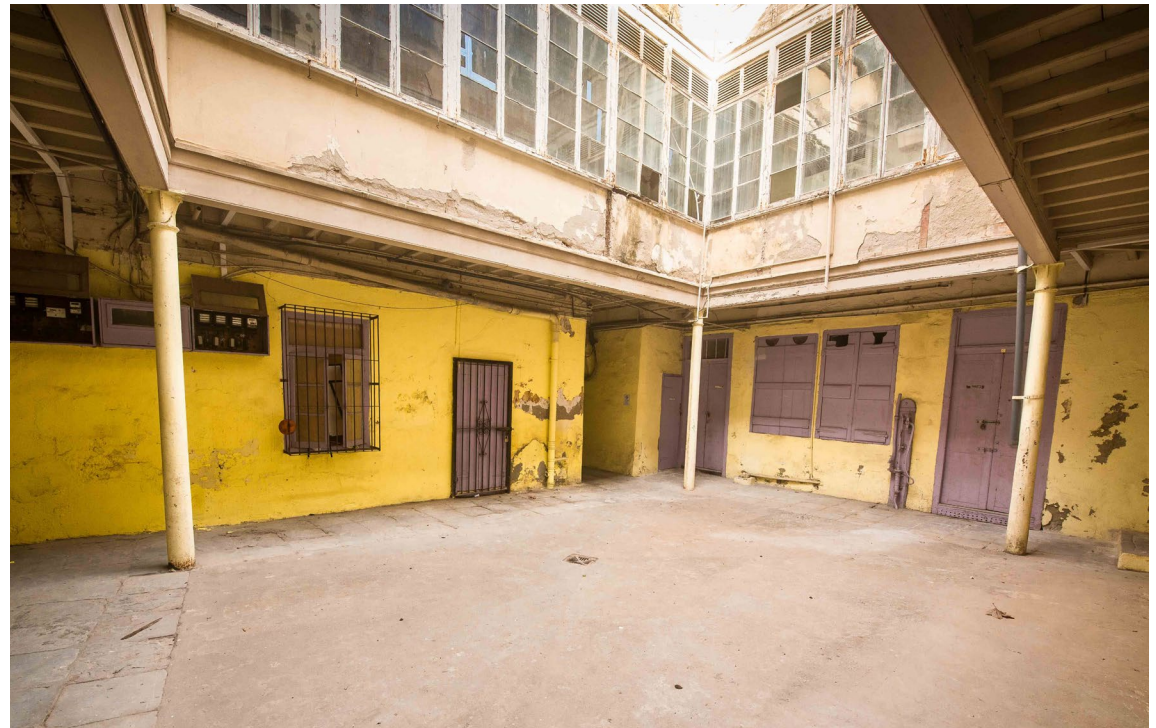
A Mix between Studios including 4 Deluxe & 5 Bedroom Apartments being 3 One Bedroom and 2 Two Bedroom is envisaged.

A Roof Terrace is proposed that will provide a sun lounge area, gym & Pool (including disability access), bar & WCs.

The built-up area is currently 700 m<sup>2</sup> excluding courtyard and pool terrace.

### Asking Price

# £3,500,000





## Scheme 2

# Calpe Lodge Commercial & Residential Scheme ACCOMMODATION SCHEDULE

Below you can see the breakdown of Net Internal and Net External Area for Calpe Lodge Commercial & Residential Scheme. The Total Site Area is 334m².

Calpe Lodge Residential Scheme			
		Internal Areas m²	External Areas m²
BASEMENT - Storage Units			
Storage Units			
Store 1	Commercial / Domestic Store	10.7	-
Store 2	Commercial / Domestic Store	7.3	-
Store 3	Commercial / Domestic Store	9.9	-
Store 4	Commercial / Domestic Store	2.0	-
Store 5	Commercial / Domestic Store	10.1	-
Store 6	Commercial / Domestic Store	10.5	-
Store 7	Commercial / Domestic Store	9.3	-
Store 8	Commercial / Domestic Store	7.0	-
Store 9	Commercial / Domestic Store	21.5	-
Store 10	Commercial / Domestic Store	20.4	-
Store 11	Commercial / Domestic Store	12.5	-
Store 12	Commercial / Domestic Store	13.8	-
Store 13	Bicycle Stores Residents	-	-
Store 14	Commercial / Domestic Store	16.6	-
Sub Total		151.6	151.6
GROUND FLOOR - Cafeteria			
Facilities			
1	Cafeteria Store	17.5	-
2	Cafeteria Kitchen	17.4	-
3	Cafeteria / Bar	62.1	-
4	Courtyard	55.4	-
5	Lobby to Toilets	2.2	-
6	Disabled / Ladies WC	4.2	-
7	Gents WC	4.2	-
8	Commercial Unit	25.8	-
9	Back of House Areas	42.2	-
Sub Total		188.8	188.8
FIRST FLOOR - Apartments			
Apartment			
1	One Bedroom Apartment	43.2	-
2	Studio	23.6	-
3	Deluxe Studio	40.1	-
4	Two Bedroom Apartment	57.9	-
5	Studio	30.0	-
6	Circulation	47.4	-
Sub Total		242.2	242.2
SECOND FLOOR - Apartments			
Apartment			
1	Two Bedroom Apartment	58.7	-
2	Studio	27.2	-
3	Studio	26.1	-
4	Studio	28.8	-
5	Studio	22.9	-
6	Delux Studio	42.0	-
7	Circulation	48.7	-
Sub Total		254.4	254.4



THIRD FLOOR - Apartments			
Apartment			
1	One Bedroom Apartment	48.9	10.4
2	Studio	30.8	-
3	Studio	28.0	-
4	Studio	32.0	-
5	Studio	26.9	-
6	Deluxe Studio	45.7	-
7	Circulation	47.1	-
Sub Total		259.4	269.8
FOURTH FLOOR - Apartments			
Apartment			
1	One Bedroom Apartment	39.2	9.8
2	Studio	30.8	-
3	Studio	28.0	-
4	Studio	32.0	-
5	Studio	26.9	-
6	Delux Studio	45.7	-
7	Circulation	47.1	-
Sub Total		249.7	259.5
FIFTH FLOOR - Roof Top Amenities			
Amenities			
1	Gym	27.2	-
2	Disabled / Ladies WC	4.1	-
3	Gents WC	1.8	-
4	Pool	17.6	-
5	Sun Lounge Deck	39.9	-
6	Terrace	167.8	-
7	Plant Room and Circulation	24.5	-
Sub Total		282.9	282.9
SUMMARY			
Commercial Stores		151.6	151.6
Commercial Restaurant		188.8	188.8
Commercial Amenities		282.9	282.9
Residential Apartments		1,005.7	1,025.9
Total		1,629.0	1,649.2



## Scheme 2 Calpe Lodge Commercial & Residential Scheme

### FLOOR PLANS

## Basement



14 No. of Stores - 151.6 m<sup>2</sup>

## Elevators

Bicycle Store

WCs

## Refuse Stores

Front loading / unloading via No: 29

### Rear Access for Meter Reading & Emergencies

Total Area Basement Level 221 m<sup>2</sup>

Including circulation areas

## Ground Floor



Restaurant

Kitchen / Stores / WCs

Central Courtyard with Atrium 76 m<sup>2</sup>

## Elevators

Retail Unit

Total Area Ground Level 280 m<sup>2</sup>

Including circulation areas

# Scheme 2 Calpe Lodge Commercial & Residential Scheme

## FLOOR PLANS

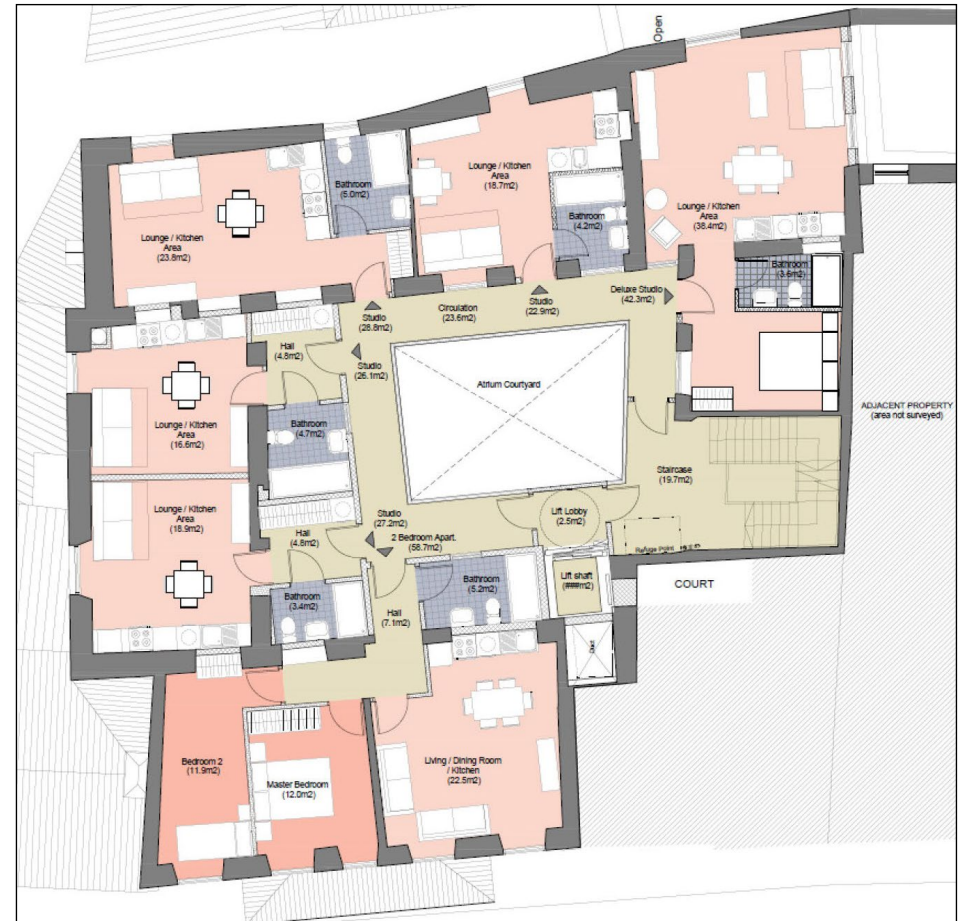
First Floor



2 x Studio Apartment - 53.6 m<sup>2</sup>  
 1 x Deluxe Studio Apt - 43.2 m<sup>2</sup>  
 1 x One Bed Apartment - 40.1 m<sup>2</sup>  
 1 x Two Bed Apartment - 57.9 m<sup>2</sup>

Total Area First Level 242.2 m<sup>2</sup>  
 Including circulation areas

Second Floor



4 x Studio Apartment - 105 m<sup>2</sup>  
 1 x Deluxe Studio Apt - 42 m<sup>2</sup>  
 1 x Two Bed Apartment - 58.7 m<sup>2</sup>

Total Area Second Level 254.4 m<sup>2</sup>  
 Including circulation areas



# Scheme 2 *Calpe Lodge Commercial & Residential Scheme*

## FLOOR PLANS

Third & Fourth Floors



- 4 x Studio Apartment - 117.7 m²
- 1 x Deluxe Studio Apt - 45.7 m²
- 1 x One Bed Apartment - 39.2 m²

Total Area Fourth Level 259.4 m²  
Including circulation areas

Roof Terrace Level



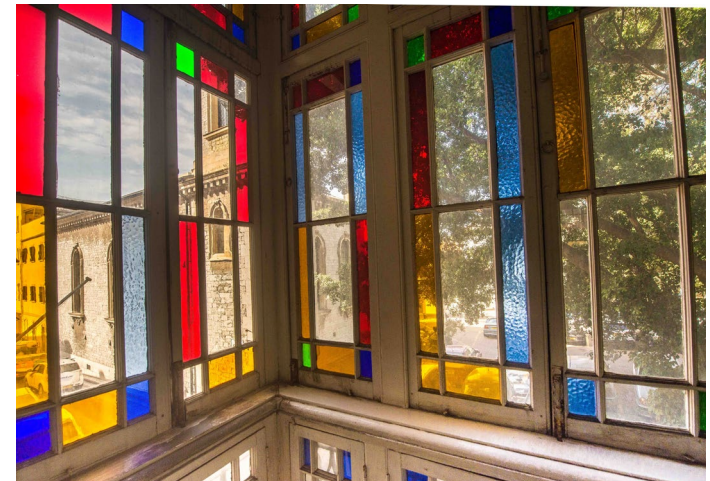
- Solarium Terrace - 193 m²
- Sun Lounge Deck - 40 m²
- Elevator Basement to Roof
- Pool with Disabled Access - 15 m²
- Bar & Toilets - 17 m²
- Gymnasium - 17 m²

Total Area Including Pool and  
Terraces 282 m²  
Commercial & Residential Revenue  
Potential



## Scheme 2 *Calpe Lodge Commercial & Residential Scheme*

### PHOTOGRAPHS OF EXISTING BUILDING AT CALPE LODGE





FOR MORE INFORMATION, PLEASE CONTACT:



Unit F2A, ICC,  
Gibraltar,  
GX11 1AA

T: +350 200 49494  
E: [info@propertyworld.gi](mailto:info@propertyworld.gi)  
[www.propertyworld.gi](http://www.propertyworld.gi)



BRIAN FRANCIS & ASSOCIATES

17B Casemates Square  
The Balcony  
Gibraltar

T: +350 200 71131  
E: [info@bfagib.com](mailto:info@bfagib.com)  
[www.bfagib.com](http://www.bfagib.com)



219 Main Street,  
Gibraltar  
GX11 1AA

T: +350 200 50605  
E: [brian@hills-properties.com](mailto:brian@hills-properties.com)  
[www.hills-properties.com](http://www.hills-properties.com)

