

29 MAIN STREET

27-31 TURNBULL'S LANE

G I B R A L T A R



DEVELOPMENT
POTENTIAL



FREEHOLD PROPERTY



VACANT POSSESSION

PRIME RETAIL LOCATION



OVERLOOKING MAIN STREET

29 MAIN STREET

27-31 TURNBULL'S LANE



New to the market!

BFA Estate Agents, are pleased to offer an exceptional Freehold property for sale on the open market with prime retail outlet with full vacant possession on Main Street.

Located in the centre of Gibraltar's main thoroughfare, this colonial style building reminiscent of early 20th century construction, is being sold with vacant possession. It offers generous communal areas central to internal light-wells, a large commercial unit on Main Street, complete with offices and WC, a large storage area on the first floor which can be independently accessed via Turnbull's Lane, and which can be converted into other use such as apartments, and over the second and third floor, there are 4 residential apartments and communal roof terrace.

The ideal purchase for a developer looking to regenerate a colonial property in the heart of town, with potential to include 1 to 2 further storeys whilst seeking planning permission.

Reserved Price £ 2.7 Million.

Offers invited in excess of reserve price.

Viewing is highly recommended.

Interior size:

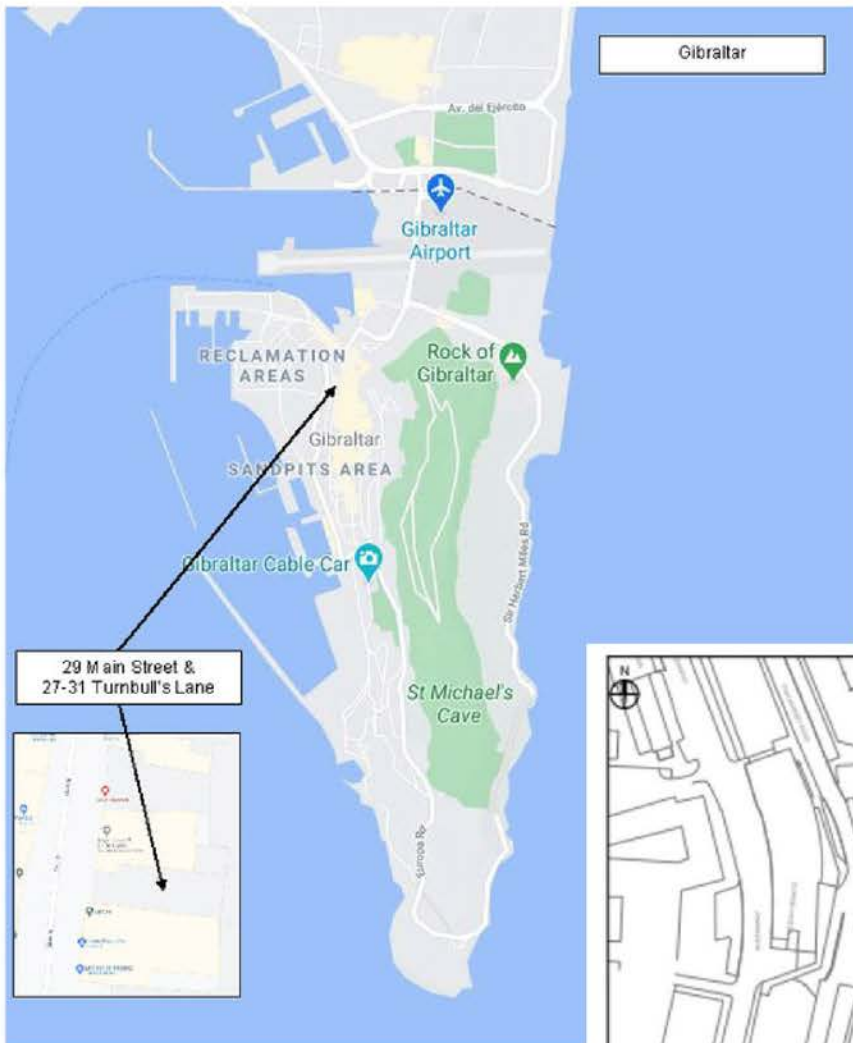
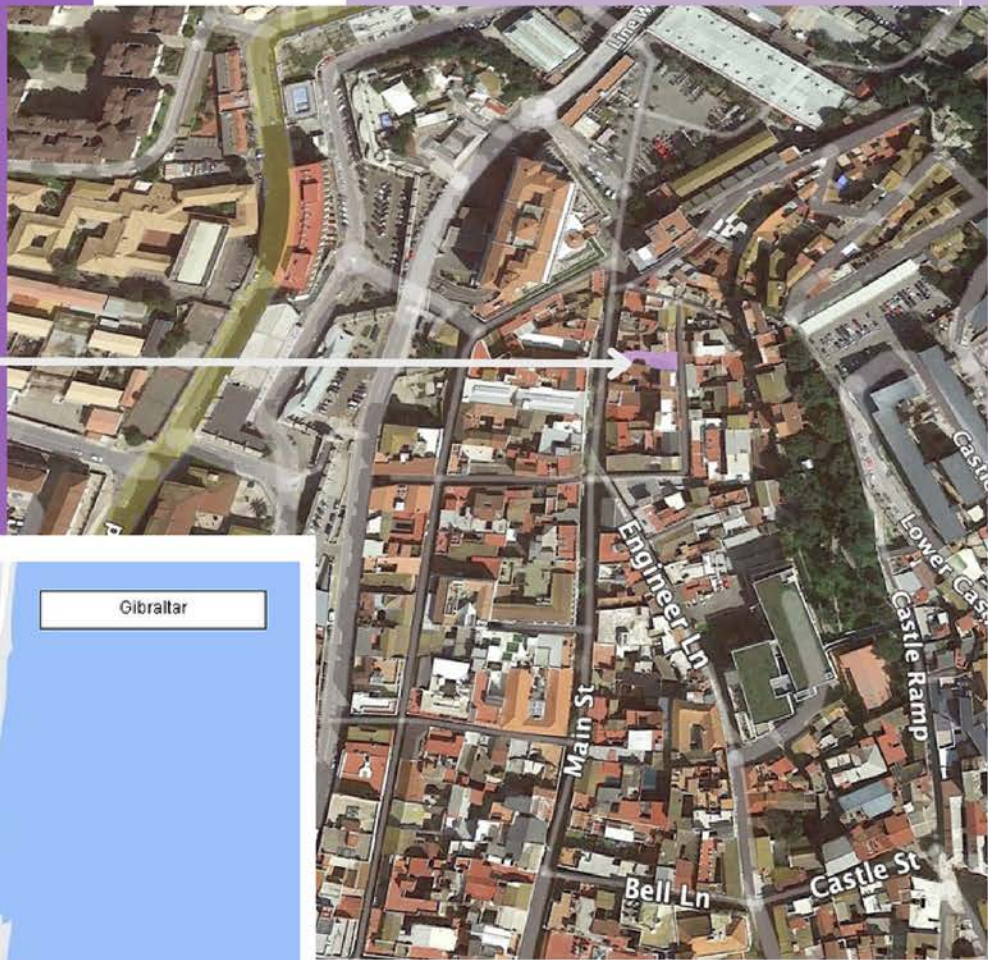
589m²

Exterior size:

53m² (Rooftop: 35m², Lightwell: 18m²)



29 MAIN STREET



Location Plan
Scale 1:1250

29 Main Street

GROUND FLOOR



Main Street retail & Offices

Commercial shop front

Prime location

157m² retail space including offices



STORES & COMMERCIAL



31 TURNBULL'S LANE
STORES AREAS: 126 MSQ



SECOND FLOOR APARTMENTS

31/4 TURNBULL'S LANE

3 BEDROOM APARTMENT SPLIT LEVEL FACING LIGHTWELL



AREA: 80 MSQ

COMMUNAL CORRIDOR



AREA: 15 MSQ

31/3 TURNBULL'S LANE

1 BEDROOM APARTMENT FACING MAIN STREET



AREA: 40 MSQ



THIRD FLOOR APARTMENTS

31/5 TURNBULL'S LANE
1 BEDROOM APARTMENT FACING LIGHTWELL



AREA: 31 MSQ

COMMUNAL CORRIDOR AND ACCESS TO ROOF TOP TERRACE



AREA: 15 MSQ

31/6 TURNBULL'S LANE
1 BEDROOM APARTMENT FACING MAIN STREET



AREA: 37 MSQ



FORTH FLOOR

ROOFTOP TERRACE



ROOF TOP TERRACE AREA: 35 MSQ



FLOOR PLANS



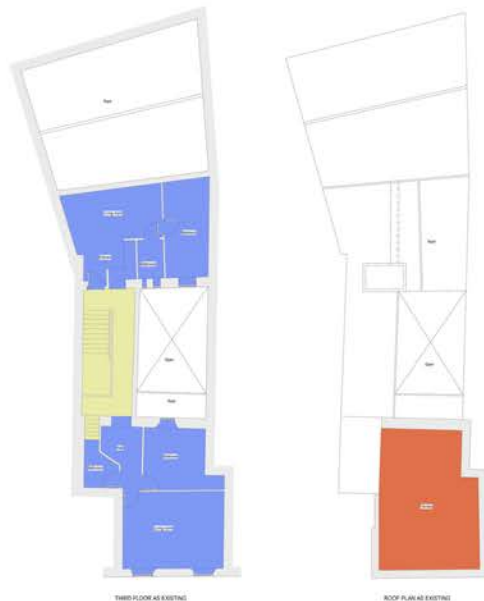
GROUND FLOOR AS EXISTING

FIRST FLOOR AS EXISTING

SECOND FLOOR AS EXISTING

Plans as existing
(Sheet 1 of 3)

Brian Francis & associates
 29 Main Street
 Existing plans ground, first and second floor as existing
FOR INFORMATION
 299 01
BELLOS
 CONSULTING ENGINEERS
 25 BELLEVILLE STREET, SUITE 200
 WILLOWDALE, ONTARIO M2H 1B7
 TEL: 416-491-1111 FAX: 416-491-1112
 WWW.BELLOS.COM



THIRD FLOOR AS EXISTING

ROOF PLAN AS EXISTING

Plans as existing
(Sheet 2 of 3)

Brian Francis & associates
 29 Main Street
 Existing plans third and roof floor as existing
FOR INFORMATION
 299 02
BELLOS
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AREAS

FOR MARKETING PURPOSES							29 Main Street & 27-31 Turnbolls Lane	05/09/2023
BFA	Shop	Offices	Stores	Apartments	Circulation	Terrace	TOTAL	
Ground Floor	109.00	39.00	-	-	9.00	-	157.00	
First Floor	-	-	83.00	43.00	29.00	-	155.00	
Second Floor	-	-	-	120.00	14.50	18.00	152.50	
Third Floor	-	-	-	68.00	14.50	-	82.50	
Roof	-	-	-	-	6.50	35.00	41.50	
TOTAL	109.00	39.00	83.00	231.00	73.50	53.00	588.50	

Level Description	Area M ²	Area Ft ²
Main Street Shop	109.00	1,173.27
Main Street Offices, WC, Corridor (Circulation)	39.00	419.79
	9.00	96.88
Total Ground Floor Main Street	157.00	1,689.93
First Floor - Stores. (Ground at Turnbolls Lane)	83.00	893.40
First Floor Store - (Apt) Main Street Side	43.00	462.85
Circulation Areas	29.00	312.15
Total First Floor Main Street	155.00	1,668.41
Second Floor Apartment Facing Main Street	40.00	430.56
Second Floor Apartment Facing Turnbolls Lane	80.00	861.11
Lightwell	18.00	193.75
Circulation Areas	14.50	156.08
Total Second Floor Main Street	152.50	1,641.50
Third Floor Apartment Facing Main Street	37.00	398.26
Third Floor Apartment Turnbolls Lane	31.00	333.68
Circulation Areas	14.50	156.08
Total Third Floor Main Street	82.50	888.02
Roof Terrace - Circulation Area - Stairs	6.50	69.97
Roof Terrace	35.00	376.74
Total Roof Level	41.50	446.70
	588.50	6,334.56
Total Internal Areas - Commercial Shop / Office	157.00	1,689.93
Total Internal Areas Commercial Stores	126.00	1,356.25
Total Internal Areas - Residential Apartments	188.00	2,023.62
Total Circulation Areas	64.50	694.27
Lightwell	18.00	193.75
Total External Areas	35.00	376.74
Total	588.50	6,716.68

Rates Payable:

Shop on 29 Main Street & First Floor Stores with access via 27/29 Turnbolls Lane:
 Shop 29 & Stores 1&2 - £3,4297.47 Per Quarter (Subject to discount on early payment)
 31 Turnbolls Lane – Second & Third Floor Apartments:
 Flat 3 - £34.05 per quarter before discount (10% discount eligible on early payment)
 Flat 4 - £67.20 per quarter before discount (10% discount eligible on early payment)
 Flat 5 - £54.90 per quarter before discount (10% discount eligible on early payment)
 Flat 6 - £27.00 per quarter before discount (10% discount eligible on early payment)



B F A

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