

A rare investment opportunity



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INVESTMENT SUMMARY

A rare investment opportunity to purchase one of the most prestigious and beautiful freehold buildings in Main Street, Gibraltar



Interested parties are invited to purchase a unique ground plus four-storey building within central Main Street opposite Parliament at John Mackintosh Square.



Freehold property comprises of a prime shop facing the Main Street occupied by a prominent retail trader.



The property is being offered for sale with a secure well established retail tenant on the ground floor. Office Space over 1st - 4th floors are partly occupied by various tenancies.



Secure rental growth prospects medium / long term



Secure Investment yield against capital in a prime location 4-5%



Building under renovation of common areas



Passenger lift serving 1st – 4th floors



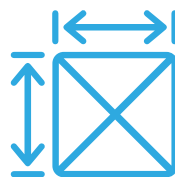
Further enlargement and development subject to planning



Change of use options to residential



Perpetual Freehold title with nominal ground rents



Total Area 771.60 m² or 8,306 ft²



POA

LOCATION

- The subject property is located at 177 Main Street, Gibraltar's main commercial shopping district. It runs from North to South through the pedestrianized old town, lined with buildings displaying a blend of Genoese, Portuguese, Spanish, Moorish, and British Regency Styles.
- There property is well situated with many of Gibraltar's amenities located nearby and transport links.
- Most buildings have shops on the ground floor and residential accommodation or offices on the upper floors.
- Many of the big British high street names are scattered around Main Street including Marks & Spencer, Next, Mothercare and others as well as prosperous Gibraltarian retail chains like Seruya and Trends.





177 MAIN STREET

Upper floors 1st – 4th comprise modernized office space within a period building with ornate features and cast – iron balconies overlooking Main Street accessed via a separate discrete entrance to the office spaces at the back through Cornwall Lane.

Office space enjoy views to the Central Plaza of Main Street & Views to the Upper Town Area and Rock of Gibraltar. Passenger lift serving all floors. Office suites have the benefit of integral toilets, kitchens, board rooms, compartmented and open plan offices.

SPECIFICATIONS

- Fire Alarm System
- Reversible Air Conditioning
- High Grade Office Lighting
- Cat II Cabling throughout
- Telephone, Internet, Perimeter Power Points
- Fully Fitted Kitchen and Toilets
- Automatic Door Porter Systems
- Server Room

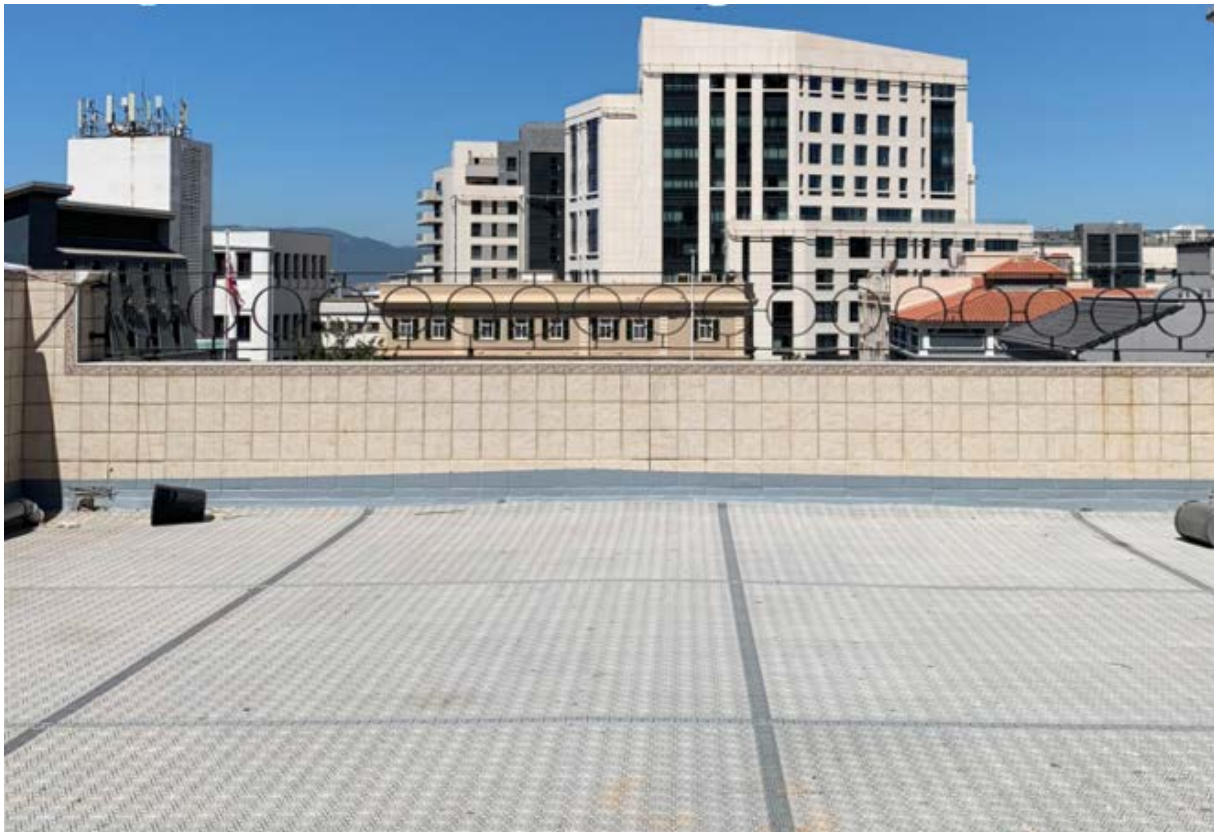


AREA SCHEDULE

ACCOMMODATION	AREA M ²	AREA FT ²
Ground floor	184.00	1,981.00
1st Floor	165.00	1,776.00
2nd Floor	165.00	1,776.00
3rd Floor	172.60	1,858.00
4th Floor	85.00	915.00
4th Floor Terrace	87.00	936.00
Total Internal Area	771.60	8,306.00
Total External Area	87.00	936.00









ABOUT GIBRALTAR

Gibraltar is A British Overseas Territory located on the southern tip of the Iberian Peninsula. The territory boasts a Mediterranean lifestyle whilst benefitting from being associated to the UK. Much of Gibraltar's economy is built on Tourism, Shipping, Financial Services and the Gambling Industry.

WHY GIBRALTAR

- Continuous Economic Growth
- Stability during global economic disruption
- Record low unemployment
- Good transport Links
- Excellent port and marine services
- Flat corporate tax
- Absence of VAT attractive for both retail and consumers high ROI Potential.
- Perfect Investment due to scarcity of freeholds
- No capital gains tax in Gibraltar
- Discounts in Rates payable
- Outside European Union but in Schengen Area
- Good Public Health Services
- Good Public Transport Services
- Growth Domestic Product (GDP) ranked 25th in the world.

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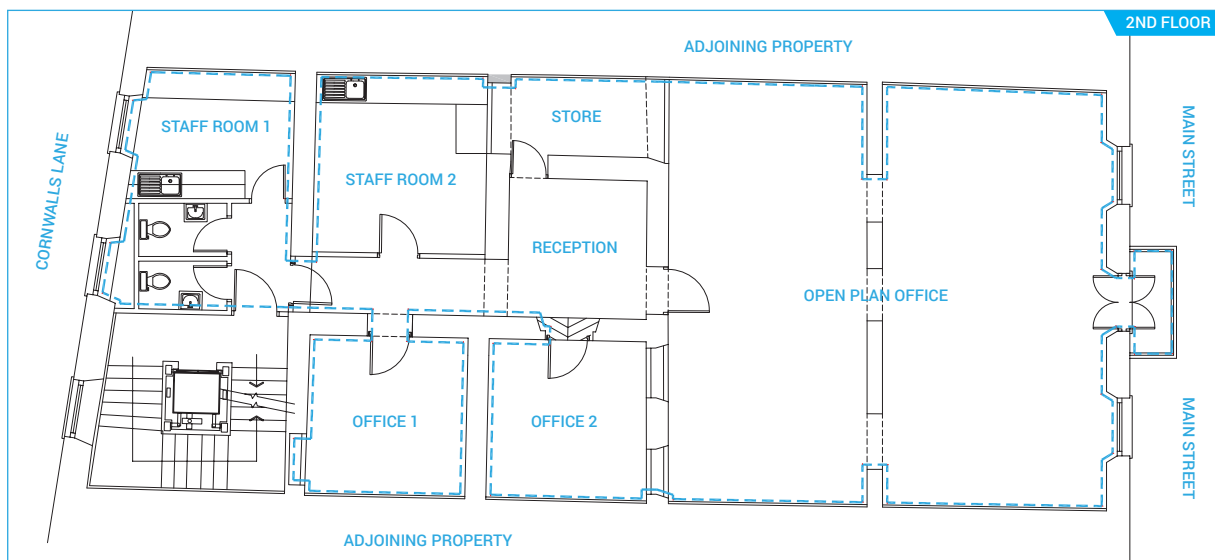
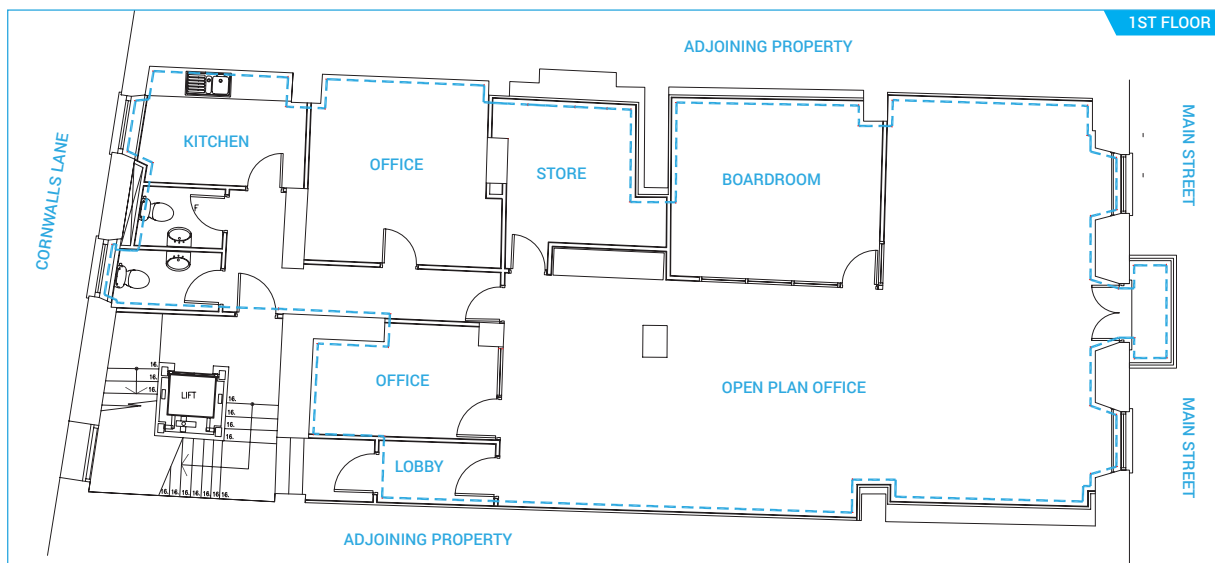
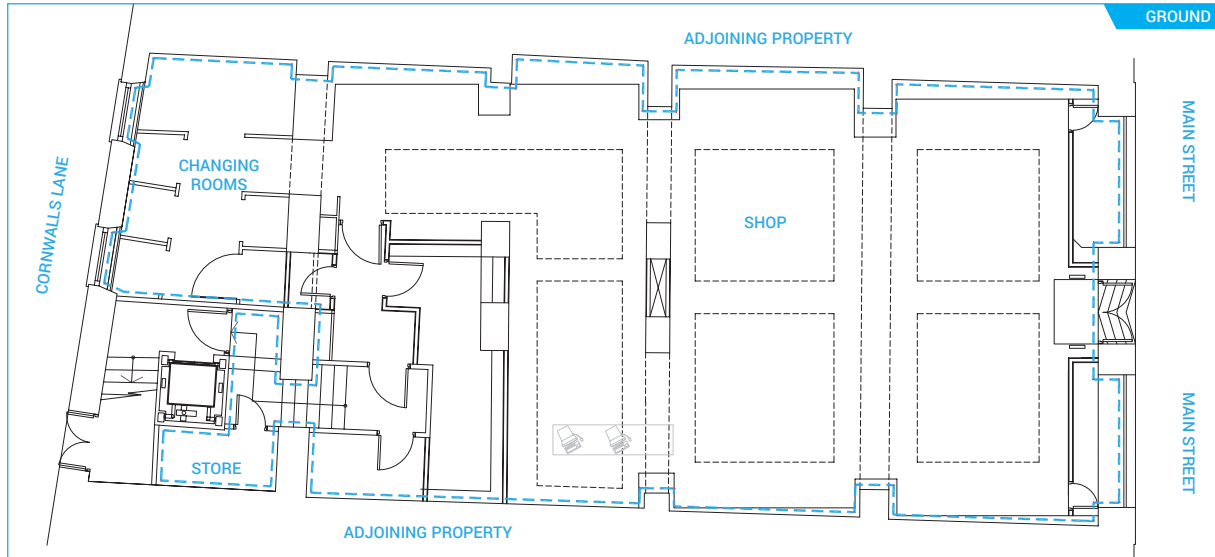




FLOORPLANS



Lease Boundary Plan: 7-9 Cornwalls Lane



NOTES: Do not scale from this drawing. Only figured dimensions are to be taken from this drawing. No construction work is to be effected from this drawing

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MAIN STREET