



MAIN STREET GIBRALTAR

COM.168 | Type: Offices

£2,500 PCM

Exclusive to BFA

A prime commercial property situated at the heart of Main Street opposite the main central square. The building has commercial retail space fronting Main Street and leased out to "Hugo Boss" retail franchise, and the upper floors comprise compartmented office space at every floor level from 1st to 4th floor. The top floor has a spacious terrace area overlooking parliament building towards John Mackintosh Square, which can be extended over in part to increase the commercial space of the building.

Currently provides an internal demisable floor space of 772 m² and external terrace area 87 m². ie total 859 m².

Viewing highly recommended!. Change of use to Residential possible over currently vacant areas ie top floor can provide for penthouse accommodation.

As seen the fully let building can attract a rental yield of approximately 5%

Office suite comprises of:

- 4 individual offices
- Store room
- Kitchenette
- Gents and ladies W.c.
- Lift access
- Terrace

Deposit: 3 months rent

Call us on +35020071131 to arrange a viewing.

PROPERTY DETAILS:

Service charges:	n/a
Current rates:	Presently paying :
£1329.18 per quarter	
Interior Size:	85m ²
Lease terms:	3 years

PROPERTY FEATURES:

- Air-conditioning