


# Main Street

**Price £6,250,000**

Ref: 19082092

- Prime Freehold
- Tenanted for income
- Set over 4 floors
- Air-conditioning
- Heritage building
- Refurbished and roof terrace

Chestertons is pleased to offer for sale this remarkable freehold investment property on Main Street, Gibraltar. A unique opportunity for discerning buyers, this heritage building, steeped in character and history, spans an impressive 5 floors, offering a blend of commercial and office space that is both functional and aesthetically pleasing.

The ground floor features a well-established retail premises, which is currently leased, ensuring a steady income stream from the outset. The upper floors have been thoughtfully refurbished to create modern office units, providing a professional environment for businesses. Impressively, all but one of these office spaces are occupied, highlighting the desirability of this location for tenants.

One of the standout features of this property is the expansive 87 sq m roof terrace, which offers a stunning outdoor space for relaxation or social gatherings. This terrace not only enhances the appeal of the office units but also provides a unique selling point that is rare in commercial properties.

With its prime location and well-maintained facilities, this investment property is an excellent choice for those looking to expand their portfolio or enter the commercial real estate market. The combination of a reliable retail tenant and occupied office spaces makes this a sound investment opportunity in a vibrant area. Do not miss the chance to acquire this exceptional property that beautifully marries heritage with modern functionality.

Contact Chestertons today for more information.

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