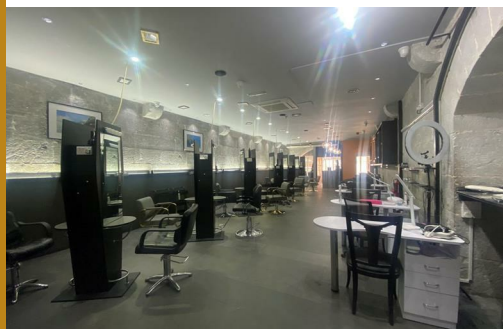




£125,000

Casemates Square

Chestertons is pleased to offer this charming commercial property located in the popular Casemates Square, Gibraltar. Previously operating as a well-established hair salon, this property is now ready to be occupied by a new business venture.

Spanning over 173 sq m, this property features an open plan layout offering flexibility for various business setups, while the included fixtures and fittings, along with air conditioning, ensure a comfortable and convenient space for both customers and employees. The unit also benefits from two store rooms measuring 18 sq m, providing ample storage space for your business needs.

Whether you are looking to start a new salon, boutique, or any other business, this property offers a prime location and a versatile layout to bring your vision to life. Don't miss out on this fantastic opportunity to establish your business in this bustling area of Casemates Square!

info@chestertons.gi +350 200 40041 [chestertons.gi](https://www.chestertons.gi)
26 - 30 Ocean Village Promenade, Ocean Village, Gibraltar

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Unit Features:

- Size: 173 m2
- Lease: 21-year lease concurrence from the government
- Licenses: Leisure license included
- Fully Equipped: The unit comes fully fitted with toilets, air conditioning, fire safety, alarm system, and all necessary licenses. It is ready for use as a hair salon, and its open plan makes it adaptable for any use you envision. A kitchen extractor ducts is also installed.
- Additional Spaces: The unit includes 2 stores in Casemates Square, with all fixtures and fittings included.

Financials:

- Key Money for full 173 m2: £250,000, which covers the lease and all fixtures and fittings included.
- Rent: £3,700 per month (negotiable)
- Rates: £200 per month

Or Multi business operations (Flexible Options)

- For 50% of unit - converted into Unit A or Unit B = (80 m2 each): £125,000 Key Money
- LPS Rent: £1,850
- LPS Rates: £100
- Or a Rent-to-Buy Agreement Option: £3,000 per month.

Flexible Options:

Division Possibility: After discussions with LPS, the unit can be divided into two approximately 80 m2 units, each with entry points and windows on both sides. These spaces can easily be converted into office spaces, commercial areas, storage facilities, etc.

Discounted Rent for Flexible Hours: There is an option for a rent review with an approximate 25% discount if your business operates during off-peak hours, such as specific time frames or late night.

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