



Pitman's Alley

£3,950,000

- Strong rental yield
- Investment opportunity
- Redevelopment potential
- Prime central location
- Generous internal layout
- Historic colonial architecture

Additional Information

Internal 755 sq m

Ref: 19524104

Chestertons is delighted to present this exceptional colonial-style commercial building for sale, ideally located in the heart of Gibraltar's historic Pitman's Alley. Rich in character and architectural heritage, this distinguished property offers a rare investment opportunity. Its original colonial features lend timeless charm, making it a compelling choice for investors seeking both aesthetic appeal and financial performance.

The building boasts a substantial internal footprint, enhanced by a range of communal amenities including courtyards, bathrooms, kitchens, storage areas, staircases, and wide corridors. Together, these elements create a versatile and welcoming space with strong commercial potential.

Positioned just steps from Gibraltar's vibrant Main Street, the property enjoys excellent visibility and consistent foot traffic—key drivers behind its impressive rental yield, currently exceeding £260,000 per annum. This makes it an ideal acquisition for seasoned investors or those entering the commercial property market.

Beyond its current configuration, the property holds exciting redevelopment potential. Although previous planning permission for an additional floor has lapsed, the site could be expanded to over 1,500sqm across four to five levels. Similar projects in Gibraltar have successfully leveraged such opportunities to enhance both utility and profitability.

In essence, this is more than a property—it's a chance to own a piece of Gibraltar's architectural legacy while securing a high-performing asset in a prime location.

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

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