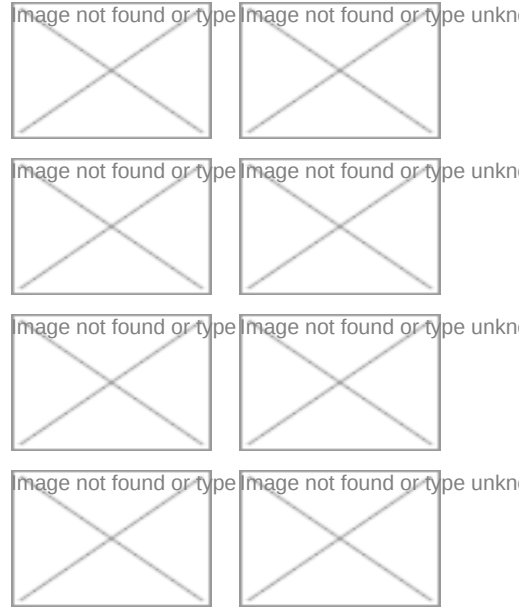




Casemates Square | Gibraltar | Ref: GC51408

**£250,000 | £2,300
pcm**



Situated at the most popular point in Casemates Square and formerly home to the iconic Salsafuego nightclub, this unit presents an excellent opportunity to secure a versatile, well-equipped, and strategically located space in a soon-to-be revitalised area. Don't miss the chance to position your business at a prime location poised for increased foot traffic and visibility. **Strategic Location:** Casemates Square is set to undergo significant renovations in the coming months, alongside the Landport project. Additionally, a major tourist attraction will soon open at the North Defences, directly connecting to Casemates, just outside the unit.

Property Details

Internal 173m²

External TBC

Rates: 1150/pcm

Unit Features:

- **Size:** 173 m²
- **Lease:** 21-year lease agreement with the government
- **Licenses:** Leisure license included
- **Fully Equipped:** The unit is fully fitted with toilets, air conditioning, fire safety systems, an alarm system, and all necessary licenses. It is currently set up as a hair salon, and its open-plan layout allows for adaptation to other uses. A kitchen extractor duct 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 ONO, covering the lease and all fixtures and fittings.
- **New LPS Rent: £2,300 per month**
- **New Rates:** £1,040 per month (negotiable)
- **Multi-Business Operations (Flexible Options)**
 - For 50% of the unit—converted into Unit A or Unit B (approx. 80 m² each): £125,000 premium.
 - Rent for 80 m² Unit: £1,150 per month
 - Rates for 80 m² Unit: £520 per month

Flexible Options:

- **Division Possibility:** The unit can be divided into two approximately 80 m² units, each with entry points and windows on both sides. These spaces can be easily converted into office spaces, commercial areas, storage facilities, etc.
- **Discounted Rent for Flexible Hours:** A rent review with an approximate 25% discount is available if your business operates during off-peak hours, such as specific time frames or late-night shifts.

For more information contact Property Zone on 200 64040 or email info@propertyzonegibraltar.com