

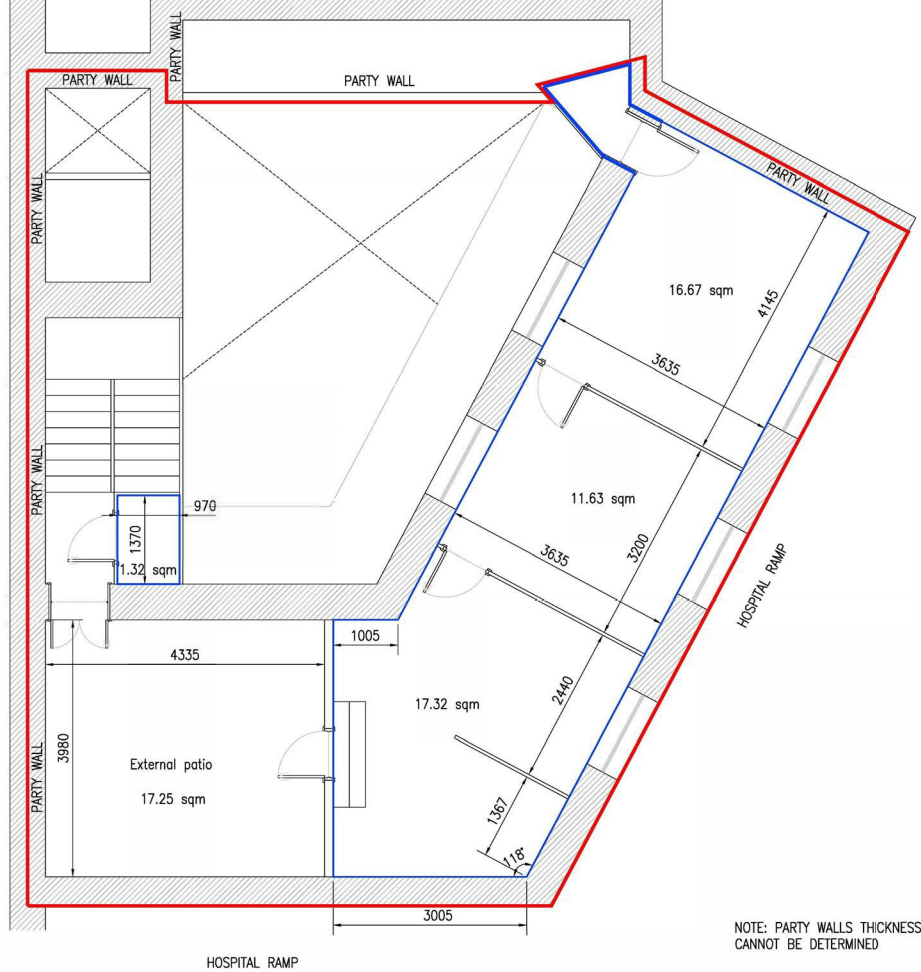
£595,000

Town Area

Chestertons is pleased to offer for sale, this 3 storey freehold building located in Town Area, Gibraltar. This derelict property offers the opportunity for a refurbishment project with commercial units on the lower lever and apartments and roof terrace on the upper levels.

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26 - 30 Ocean Village Promenade, Ocean Village, Gibraltar

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SECOND FLOOR PLAN AS EXISTING (45,85 sqm)
Scale 1:75



Town Area

4 bed

- Town area
- Unfurnished
- Walking distance to town

3 bath

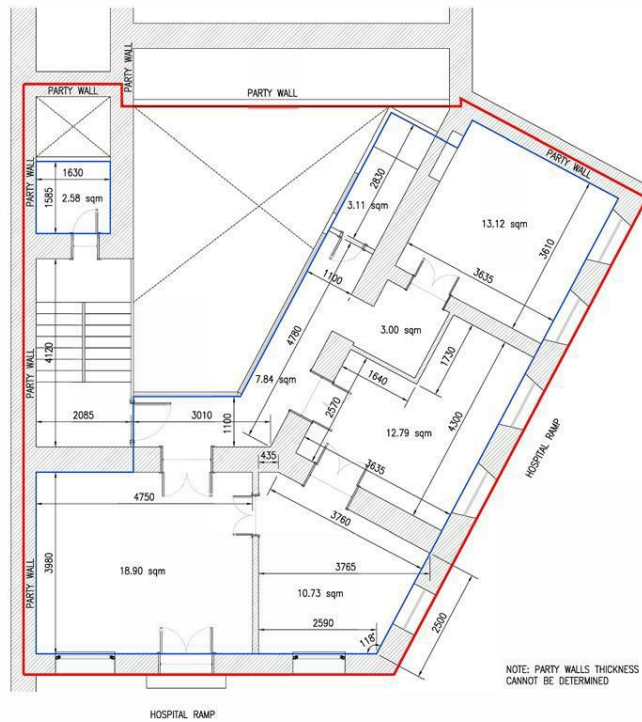
- Three story
- Freehold building
- Refurbishment opportunity

Additional Information

Internal 192 sq m
 External 55 sq m
 Service charges TBC
 Rates TBC

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FIRST FLOOR PLAN AS EXISTING (79,32 sqm)
Scale 1:75

NOTES:

General

- All dimensions are given in millimetres and all levels in metres.
- On all scale work to figure dimensions. Contractor to check all dimensions. All errors and omissions to be reported to the engineer.

Concrete

- All structural concrete to comply with BS 8110 and to be grade C 30/37 unless otherwise stated.
- All concrete surfaces to be free from voids, honeycombing or other blemishes.
- Concrete to be vibrated by mechanical means.
- Connect to the existing structure to BS 12.

Reinforcement

- Reinforcement to be cut and bent to BS 8666:05.
- All steel reinforcement to be high yield deformed type 2 to BS 4449:2005.
- The characteristic strength of reinforcement to be 500 N/mm² grade B500.
- Concrete cover to reinforcement to be:

| MEMBER | Top | Bottom | Sides |
|-------------|-----|--------|-------|
| Foundations | - | - | - |
| Walls | - | - | - |
| Slabs | - | - | - |
| Columns | - | - | - |
| Beams | - | - | - |

Steelwork

- All structural steelwork to be grade S275 and S355 in accordance with BS 5950.
- This drawing to be read in conjunction with fabricator's details.
- Steelwork corrosion protection generally: SEE STRUCTURE SPECIFICATION.
- All temporary support work to be the sole responsibility of the contractor.

Masonry

- All structural masonry to be in accordance with BS 5628.
- Masonry specification: (Cells as appropriate) between 13.25' internal loadwork (typical) except designations (200' (40.64' wall sea to be stainless steel at 400mm centres for durability and vertically. All openings to be square at 300mm centres vertically, 225mm from edge of opening, and 150mm from face of columns).

TIMBER

- All structural timber to be GS grade C18 and treated. All in accordance with BS 5268.

| | Revised | Date | By |
|-------------------------------|---------|----------|-----|
| C Upper levels corridor added | | 15.04.20 | ACV |
| B Party walls modified | | 16.11.20 | ACV |
| A Party walls shown | | 16.11.20 | ACV |

Architect: ...

Client:

Project:

Drawing Title:
First floor plan as existing

| Scale | Scale | Drawn By |
|-------|-------|-----------------|
| 1:75 | 1:75 | A.G. Vihias |
| 1:75 | 1:75 | Engineer |
| 1:75 | 1:75 | M.E. Bello |
| 1:75 | 1:75 | FOR INFORMATION |

Job No. 02, Proj. No. 004/359

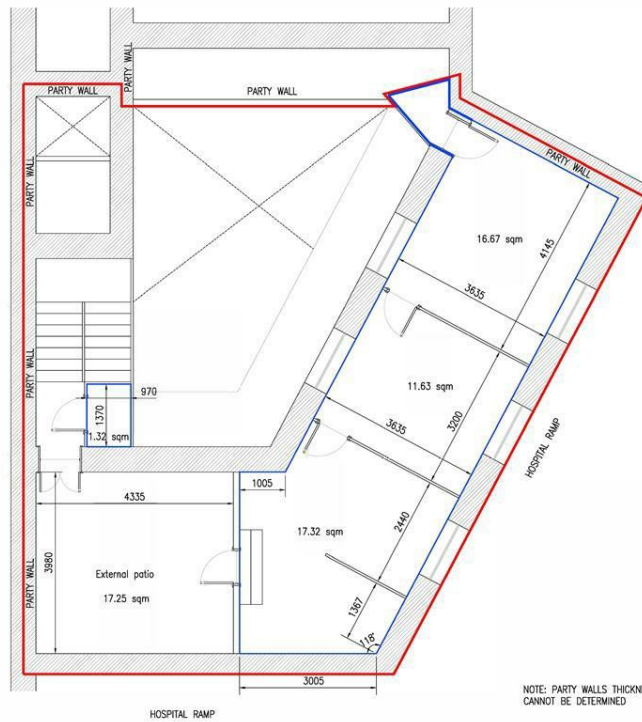
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SECOND FLOOR PLAN AS EXISTING (45,85 sqm)
Scale 1:75

NOTES:

General

- All dimensions are given in millimetres and all levels in meters.
- Do not scale. Work to figured dimensions. Contractor to check all dimensions. All errors and omissions to be reported to the engineer.

Concrete

- All structural concrete to comply with BS 8110 and to be grade C 30/35 unless otherwise stated.
- All concrete surfaces to be free from voids, honeycombing or other defects.
- Concrete to be vibrated by mechanical means.
- Concrete to be ordinary Portland to BS 12.

Reinforcement

- Reinforcement to be cut and bent to BS 8666:05.
- All rod reinforcement to be high yield deformed type 2 to BS 4449:2005.
- The characteristic strength of reinforcement to be 500 N/mm² grade B500.
- Concrete cover to reinforcement to be:

| MEMBER | Top | Bottom | Sides |
|-------------|-----|--------|-------|
| Foundations | - | - | - |
| Walls | - | - | - |
| Slabs | - | - | - |
| Columns | - | - | - |
| Beams | - | - | - |

Steelwork

- All structural steelwork to be grade S275 and S355 in accordance with BS 5950.
- This drawing to be used in conjunction with fabricator's details.
- Steelwork corrosion protection (generally): SEE STEELWORK SPECIFICATION.
- All temporary support work to be the sole responsibility of the contractor.

Masonry

- All structural masonry to be in accordance with BS 5628.
- Masonry specification: (Specify as appropriate between 15.25" 19mm" blockwork 19mm" mortar designator (M) (S) (P)
- Wall ties to be stainless steel at 600mm centres horizontally and vertically. At openings they are to be spaced at 300mm centres vertically, 200mm from edge of opening, and 150mm from face of columns.

TIMBER

- All structural timber to be OS grade C18 and based, all in accordance with BS 5268.

| Revision | Date | By | |
|----------|-----------------------------|----------|-----|
| C | Upper levels corridor added | 14.11.20 | AVJ |
| B | Party walls modified | 14.11.20 | AVJ |
| A | Party walls added | 14.11.20 | AVJ |

Architect: ...

Client: ...

Project: ...

Drawing Title: **Second floor plan as existing**

Date: 14.11.20 Scale: A3 Drawn By: A.C. Vinas
 THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE SPECIFICATION
 and submitted to: M.E. Bello
 Drawing Status: FOR INFORMATION

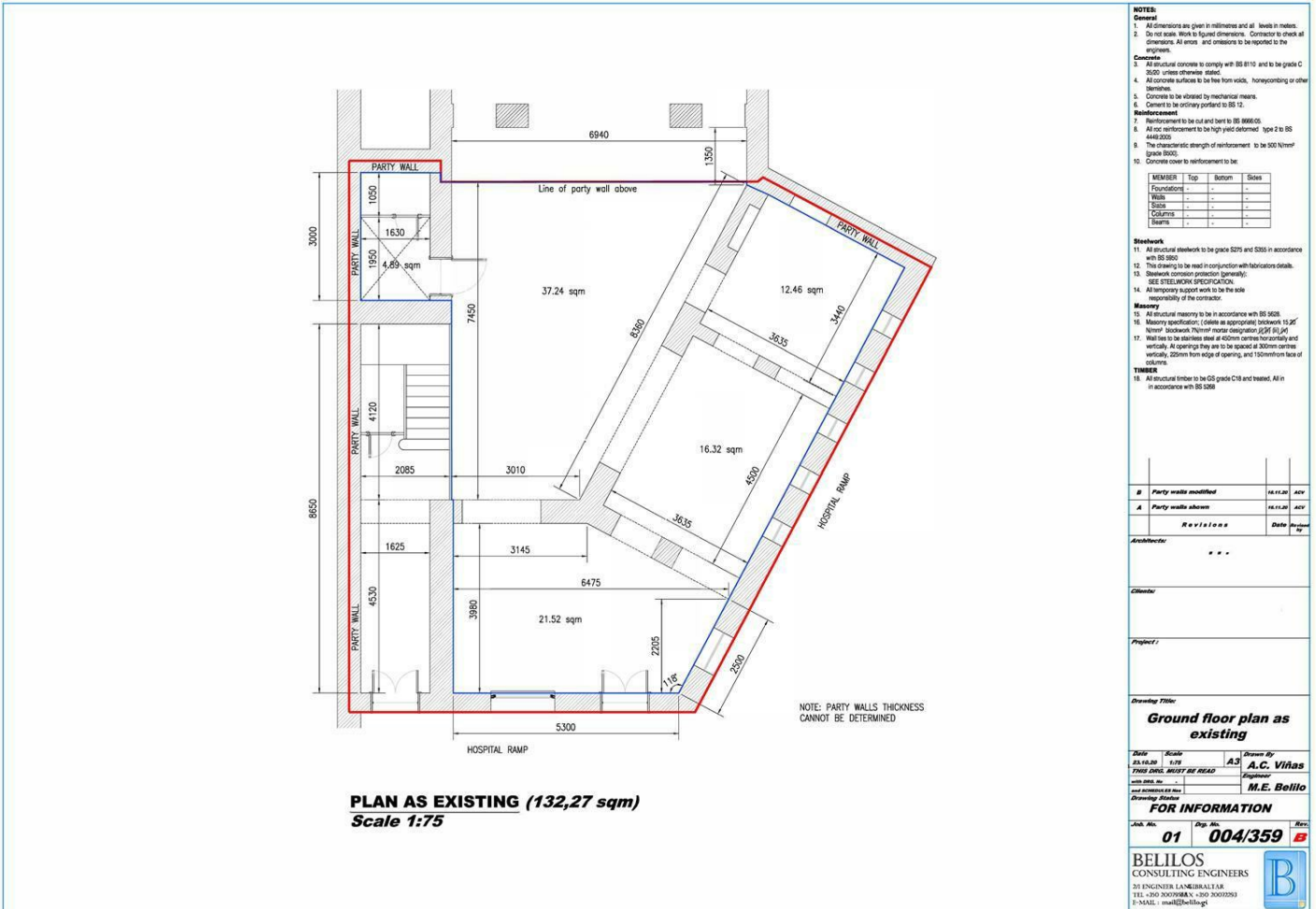
Job No: 03 Dep No: 004/359 Rev: C

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 E-MAIL: mail@belilosgt.com

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NOTES:

General

- All dimensions are given in millimetres and all levels in meters.
- Do not scale. Work to figured dimensions. Contractor to check all dimensions. All errors and omissions to be reported to the engineer.

Concrete

- All structural concrete to comply with BS 8110 and to be grade C30/37 unless otherwise stated.
- All concrete surfaces to be free from voids, honeycombing or other blemishes.
- Concrete to be vibrated by mechanical means.
- Concrete to be ordinary Portland to BS 12.

Reinforcement

- Reinforcement to be cut and bent to BS 8886/05.
- All bar reinforcement to be high yield deformed type 2 to BS 4449 2005.
- The characteristic strength of reinforcement to be 500 N/mm² grade B500.
- Concrete cover to reinforcement to be:

| MEMBER | Top | Bottom | Sides |
|------------|-----|--------|-------|
| Foundation | - | - | - |
| Walls | - | - | - |
| Slabs | - | - | - |
| Columns | - | - | - |
| Beams | - | - | - |

Steelwork

- All structural steelwork to be grade S275 and S355 in accordance with BS 5830.
- This drawing to be read in conjunction with fabricator's details.
- Steelwork corrosion protection (general): SEE STEELWORK SPECIFICATION.
- All temporary support work to be the sole responsibility of the contractor.

Masonry

- All structural masonry to be in accordance with BS 5628.
- Masonry specification: (Class as appropriate) blockwork 15.25" blockwork 7.6mm mortar designation (M) (S) (N).
- Wall to be finished with 40mm cement render and vertically. All openings are to be spaced at 300mm centres vertically, 200mm from edge of opening, and 100mm from face of columns.
- All structural timber to be OS grade C18 and treated. All in accordance with BS 5388.

| Revisions | Date | By |
|------------------------|----------|-----|
| B Party walls modified | 16.11.20 | ACV |
| A Party walls shown | 16.11.20 | ACV |

Architect: . . .

Client:

Project:

Drawing Title:
Ground floor plan as existing

| Date | Scale | Drawn By |
|----------|-------|------------|
| 16.11.20 | 1:75 | A.C. Viñas |

Check and Issue: M.E. Bello

FOR INFORMATION

| Job No. | Rev. No. | Rev. No. |
|---------|----------|----------|
| 01 | 004/359 | 01 |

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