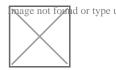
## **Shop in Ghaxaq**



#### **Ghaxaq, South**



€480,000

Total Rooms: 1

Bathrooms: 0

Floor Area (m²): 0

Reference No: 240081124-236

Bedrooms: 0

## **Shop - For Sale - Ghaxaq**

For Sale – €480,000 | Commercial Property in the Centre of G?axaq An excellent opportunity to acquire a unique commercial property right in the heart of G?axaq, offering flexibility, generous space, and strong potential for various business ventures. Currently enjoying a Class 4B permit, this property benefits from 3.3m high ceilings and concrete slab construction, making internal layout adjustments straightforward. Ground Floor: Licensed Class 4B area with store and WC − 89m² Garage (currently used for stock) − 17.5m² Basement Level: Dry, usable space of 92.6m², connected via internal staircase Void space in garage and basement designed for potential flatbed goods lift installation Large rear shaft with natural light and well, ensuring no humidity concerns? Situated just off the village core, the property enjoys excellent exposure and accessibility. This commercial space is ideal for a variety of retail or service-oriented businesses, and may also be purchased with existing stock should the buyer wish to continue its current use as a hardware and ironmongery outlet.

### **Features**

- Water Utility
- Back Yard

Skirting

### Rooms

- Basement: 19.61 x 6.05 m (118.64 m2)
- Open Space : 19.61 x 6.05 m (118.64 m2)

# **Gallery**









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