



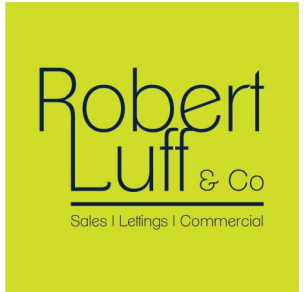
## Queens Road, Brighton



Price  
**£500,000**  
Freehold

- IDEAL FREEHOLD INVESTMENT OPPORTUNITY
- COMMERCIAL SHOP & THREE FLOOR UNIT ABOVE
- POTENTIAL TO CONVERT (STNPC)
- IN NEED OF RENOVATION
- CENTRAL BRIGHTON LOCATION

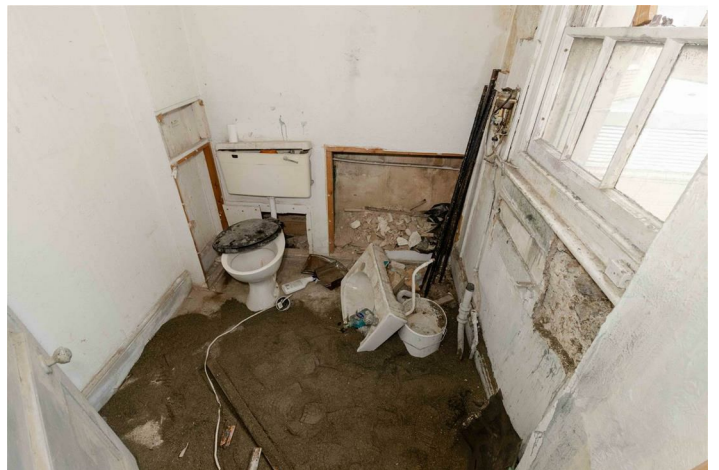
Robert Luff & Co are delighted to offer for sale this freehold investment opportunity located in central Brighton on Queens Road. This freehold investment comprises a ground floor commercial unit and three floors above which have the potential to be converted into residential accommodation STNPC.



T: 01273 921133 E: [www.robertluff.co.uk](http://www.robertluff.co.uk)

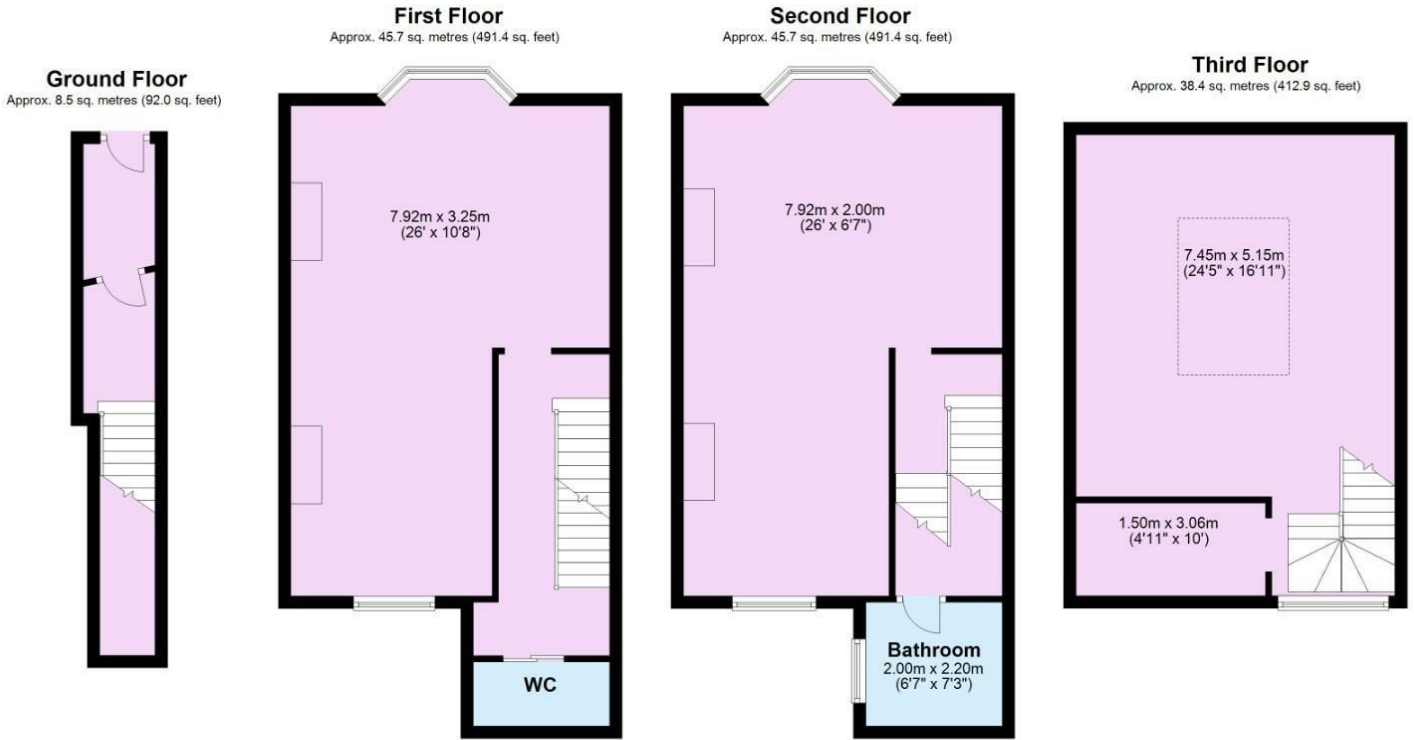


## Accommodation



28 Blatchington Road, Hove, East Sussex, BN3 3YU  
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[www.robertluff.co.uk](http://www.robertluff.co.uk)

# Floorplan



Total area: approx. 138.2 sq. metres (1487.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.