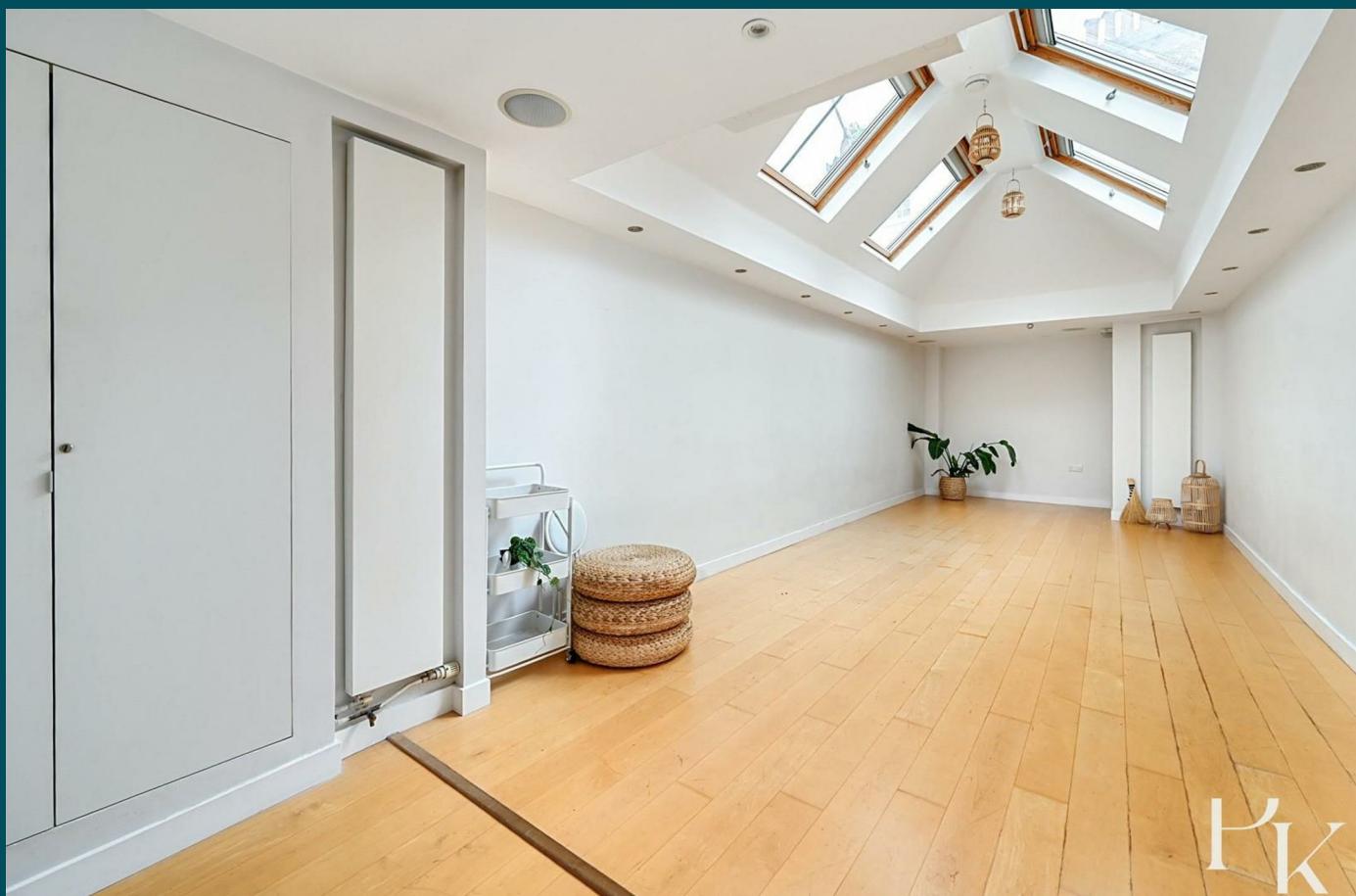




3 Queens Place

Brighton, BN1 4JY



# 3 Queens Place

Brighton, BN1 4JY

**Offers in the region of £325,000**

FREEHOLD FOR SALE - VACANT POSSESSION

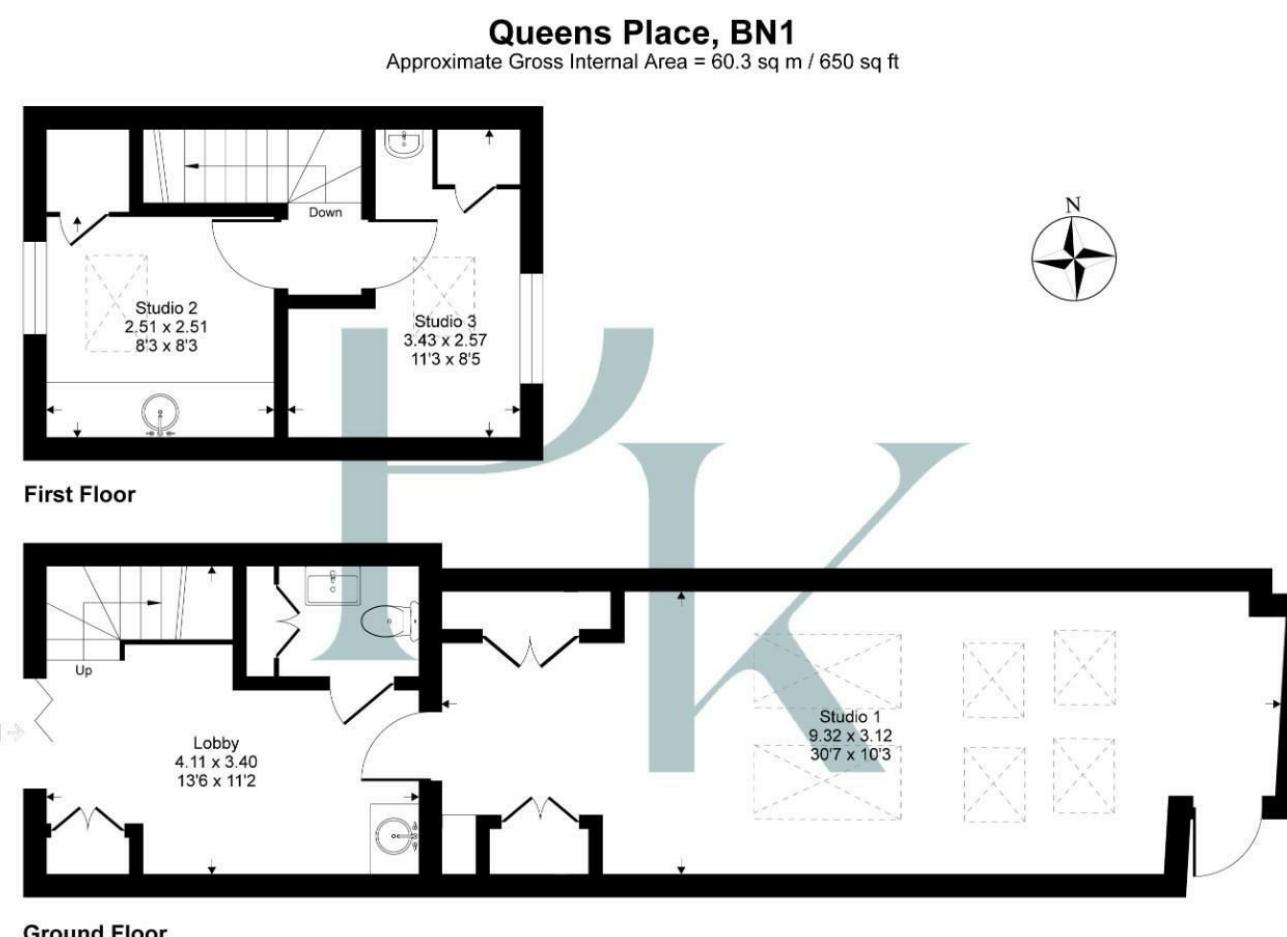
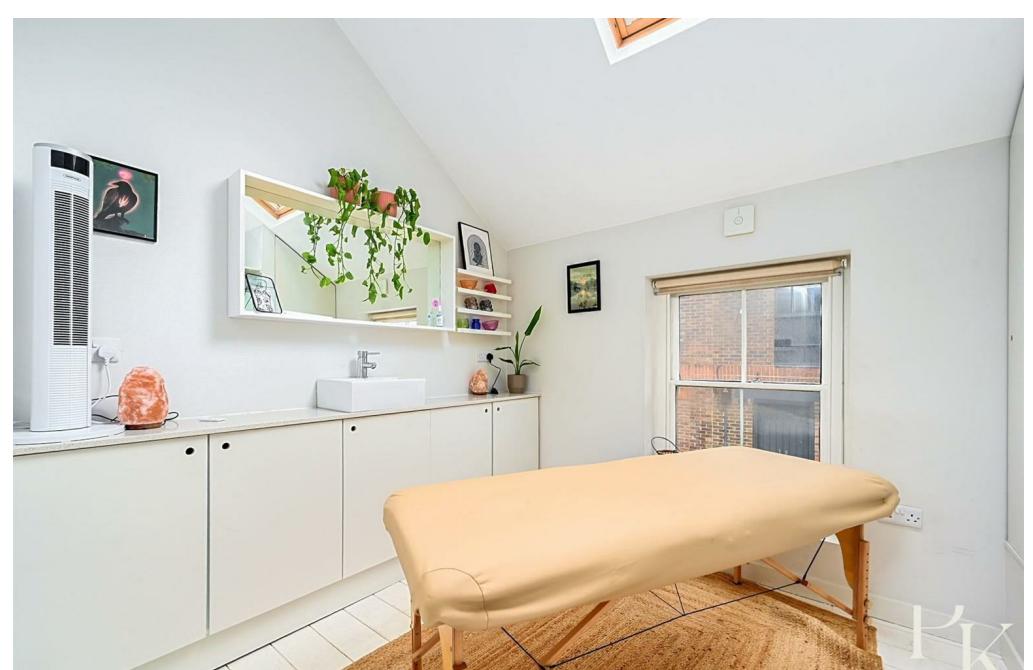
An impeccably maintained period building that is currently being used as a yoga studio and therapy rooms. This rare opportunity set in the heart of Brighton is ideal for wellness entrepreneurs, fitness instructors, or investors seeking a versatile space in the thriving health and wellbeing sector.

The property comprises of a welcoming entrance hallway with plenty of storage, a WC and an expansive open plan space. The whole of the ground is wheelchair friendly.

Upstairs on the first floor, there are two therapy rooms both with fitted sinks and built-in storage.

The premises is situated in the city centre of Brighton just off London Road and close to the bustling Laines district. Brighton Station is less than half a mile away and bus routes are plentiful nearby making the property easily accessible.

Offers are invited in the region of £325,000 for the freehold interest.



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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

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