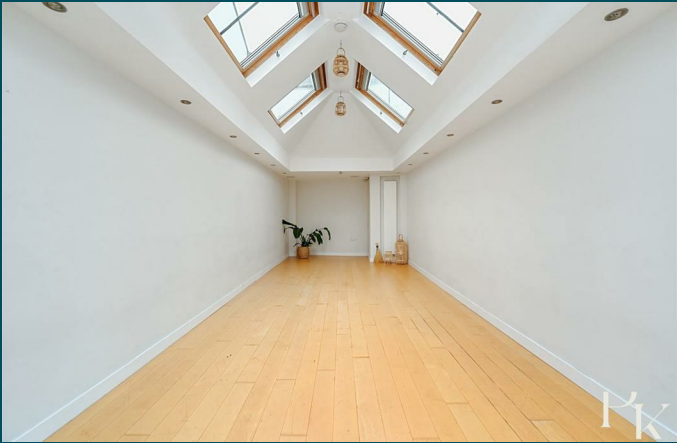




3 Queens Place
Brighton, BN1 4JY



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Offers in the region of £325,000

FREEHOLD FOR SALE - VACANT POSSESION

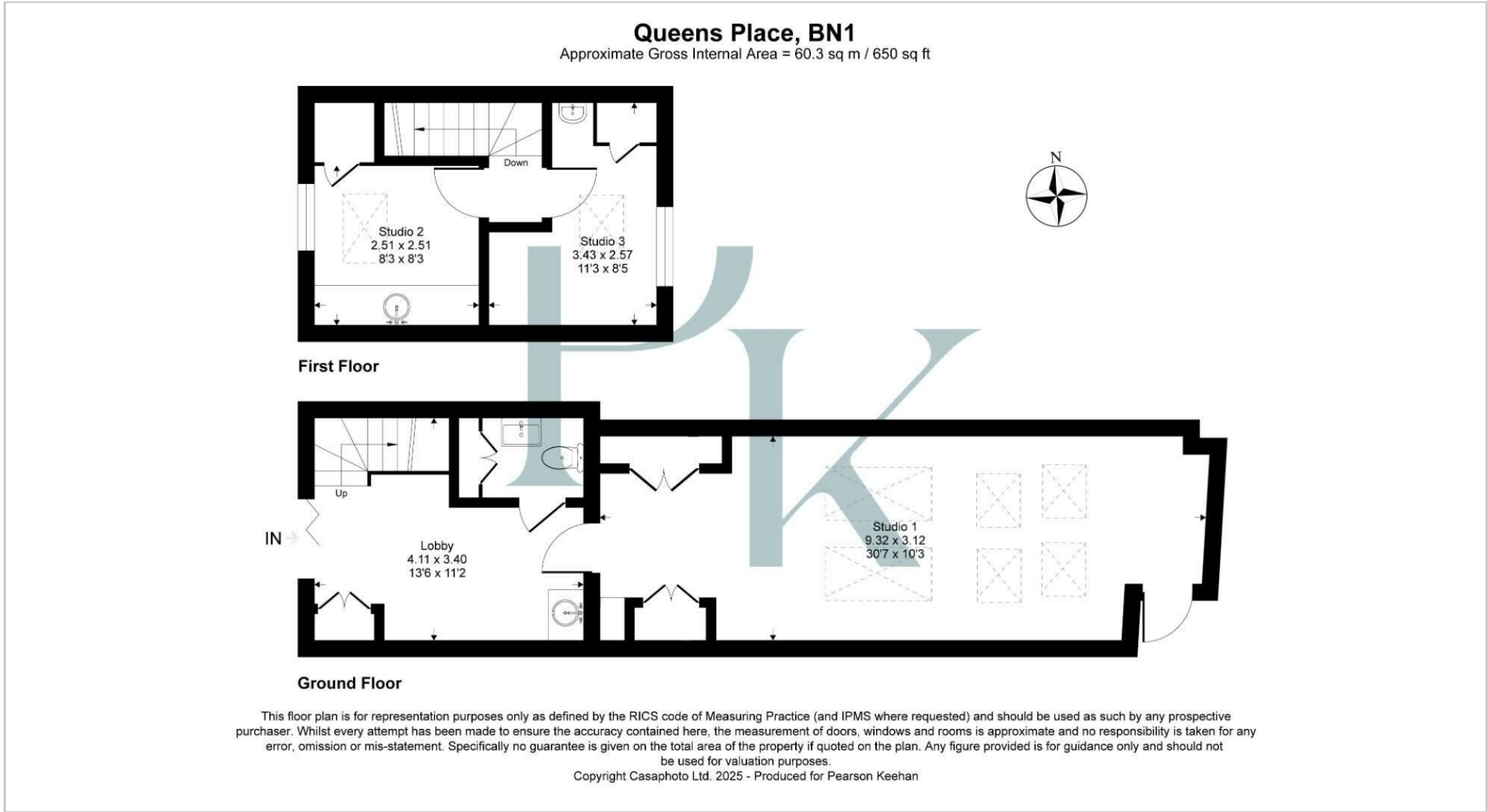
An impeccably maintained period building that is currently being used as a yoga studio and therapy rooms. This rare opportunity set in the heart of Brighton is ideal for wellness entrepreneurs, fitness instructors, or investors seeking a versatile space in the thriving health and wellbeing sector.

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.



| 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 ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | |
| England & Wales | |
| EU Directive 2002/91/EC | |

Pearson
Keehan