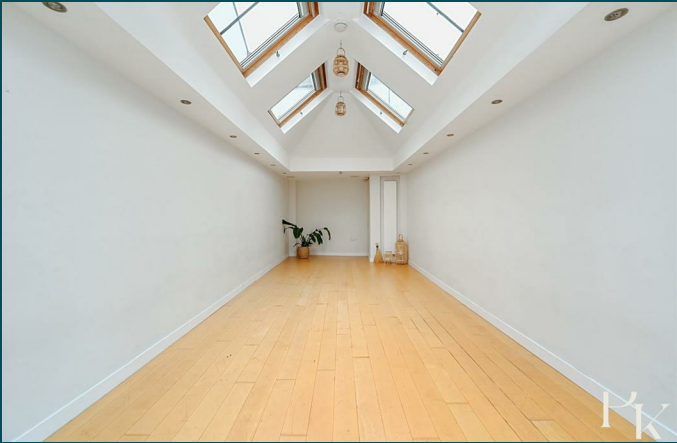




3 Queens Place
Brighton, BN1 4JY



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Offers in excess of £295,000

FREEHOLD FOR SALE - VACANT POSSESION

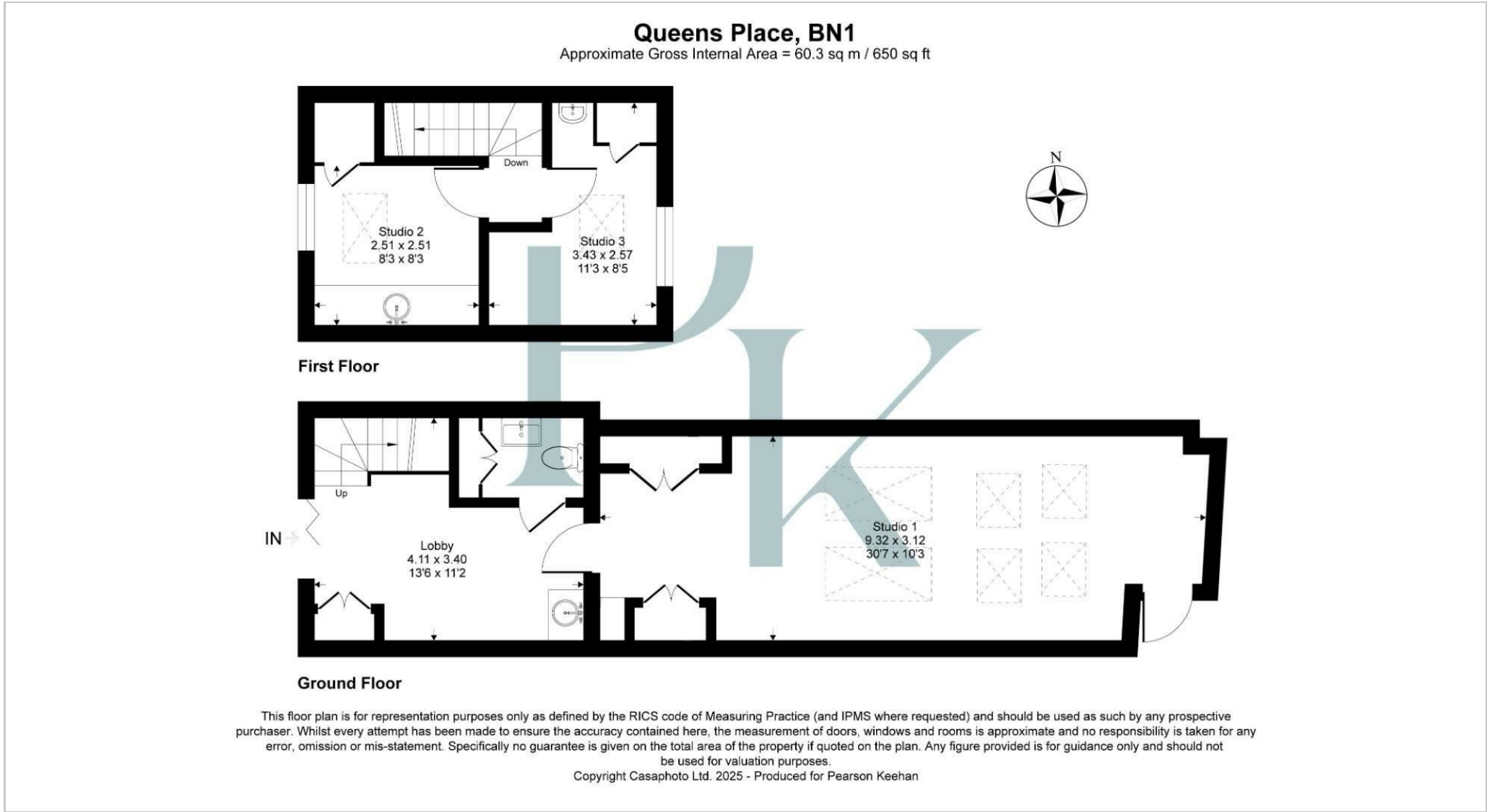
An impeccably maintained period building that is currently being used as a yoga studio and therapy rooms. This rare opportunity set in the heart of Brighton is ideal for wellness entrepreneurs, fitness instructors, or investors seeking a versatile space in the thriving health and wellbeing sector.

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