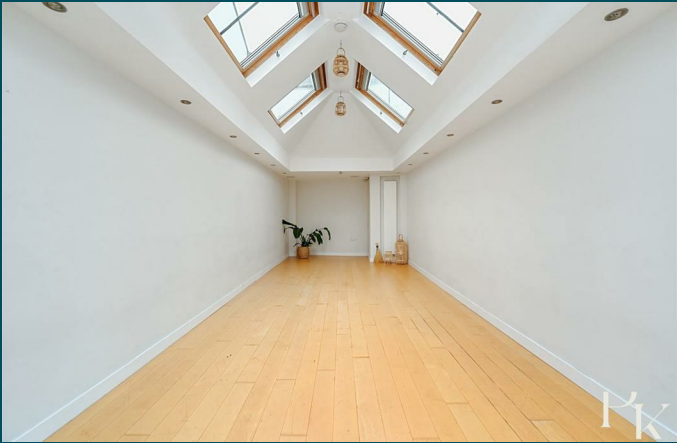




3 Queens Place
Brighton, BN1 4JY



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Offers in the region of £325,000

FREEHOLD FOR SALE - SUI GENERIS

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.

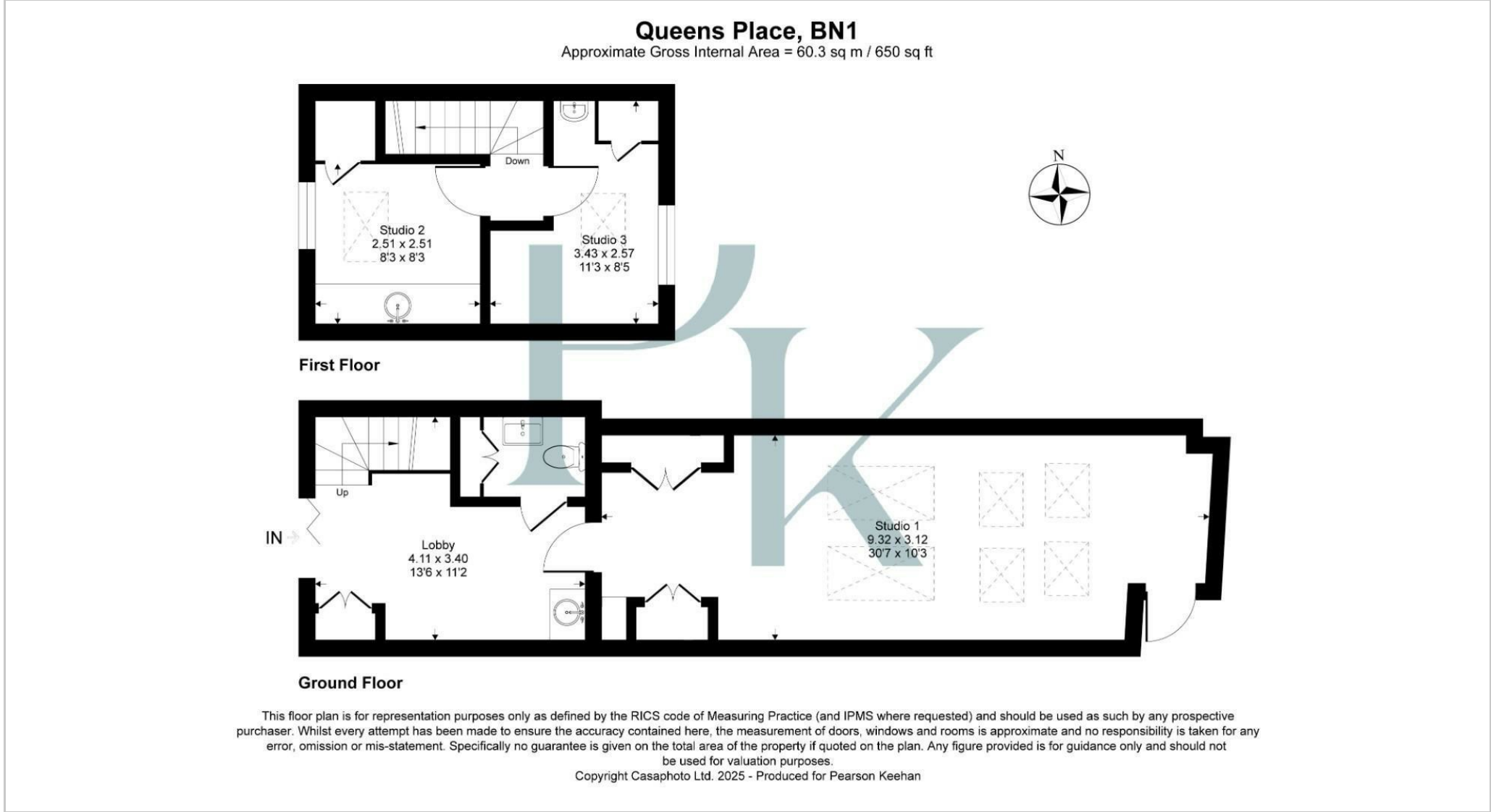
The property comprises of a welcoming entrance hallway with plenty of storage, a WC and an expansive open plan space. The whole of the ground is wheelchair friendly.

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.

There is a current tenant in situ is paying £19,200 per annum and is two years into a five year lease. However, said tenant is happy to vacate and there is an incoming tenant willing to pay £25,000 per annum. The property can either be sold with the proposed tenant or complete vacant possession.

Offers are invited in the region of £350,000 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