

LEICESTER ARMS

531 DUNSTABLE RD, LUTON LU4 8QW

SUBSTANTIAL ROADSIDE PUBLIC HOUSE IN LUTON AVAILABLE TO LET/FOR SALE





HIGHLIGHTS INCLUDE:

- Roadside freehold public house in Luton
- Large site area of 0.64 acres
- Short distance from Junction 11 of the M1
- Daily traffic count of 25,000 vehicles
- Property arranged over three levels
- Three bedroom managers accommodation
- External trading area with seating for 64 customers
- Parking to the rear for 39 vehicles
- New free of tie lease at a guide rent of £75,000 per annum
- Freehold offers invited

LOCATION

The property is located in Luton within the county of Bedfordshire 18.0 miles (28.8 kilometres) south east of Milton Keynes and 33.7 miles (54.2 kilometres) north of Central London.

The property is located at the intersection between Dunstable Road (A505) and Leicester Road in a mixed residential and commercial area with Chaul End Lane Retail Park and Hatters Way Shopping Park a short distance to the east. Junction 11 of the M1 is located 0.5 miles to the west of the property via the A505.

DESCRIPTION

The property comprises a detached building arranged over two storeys with exposed brick and wooden clad elevations beneath a pitched tiled roof. The property holds a large site area of 0.64 acres.

LINKS

GOOGLE STREET VIEW



VIRTUAL TOUR



ACCOMMODATION

Basement The basement provides a cellar, stores and boiler room.

Ground Floor The ground floor provides an open plan trading area with a central bar servery and seating on loose tables and chairs for 108 customers. To the rear there is a separate Function Room providing seating for an additional 26 customers. Ancillary areas include a children's play area, customer and disabled WC's and a trade kitchen.

First Floor The first floor provides managers accommodation consisting of three bedrooms, lounge, kitchen, office and bathroom.

Externally There is an enclosed customer area to the front and side of the property with seating on loose tables and chairs for 64 customers. There is parking to the side and rear of the property for 39 vehicles.

TENURE

Freehold (Title Numbers BD21211).

PREMISES LICENCE

The property has the benefit of a Premises Licence which permits the sale of alcohol daily between 10am - 12am.

PLANNING

The property is not listed and it is not located within a conservation area.

EPC

In the course of preparation.



RATEABLE VALUE

April 2026 - £38,500

TERMS

The property is available on a new free of tie lease at a guide rent of £75,000 per annum. Alternatively freehold offers will also be considered on an offers invited basis.

VAT

The property is elected for VAT which will be chargeable in addition to the rent and purchase price.



FLOOR PLAN

Leicester Arms, Luton

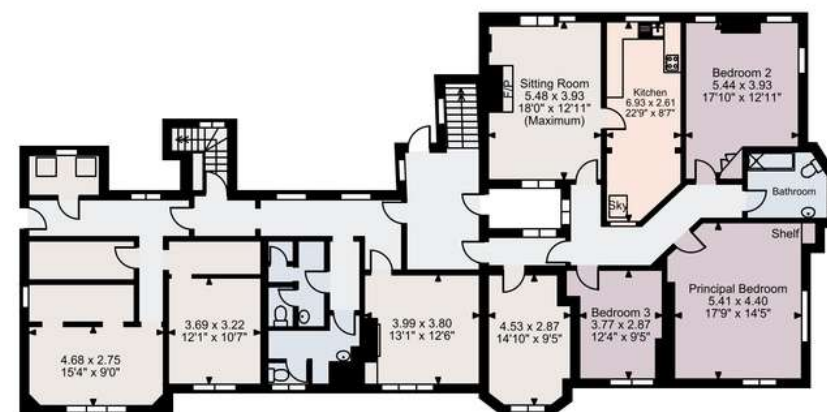
Basement gross internal area = 2,594 sq ft / 241 sq m
 Ground Floor gross internal area = 5,650 sq ft / 525 sq m
 First Floor gross internal area = 2,709 sq ft / 252 sq m
 Total gross internal area = 10,953 sq ft / 1,018 sq m



Ground Floor



Basement



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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FIXTURES & FITTINGS

The fixtures and fittings are excluded from any sale/letting however, they may be available by way of separate negotiation.

MONEY LAUNDERING

Prospective tenants and purchasers will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.

VIEWINGS

All viewings must be arranged through the sole agents Savills. Please note the pub is currently open for trade however, under no circumstances should any direct approach be made to any of the staff.

CONTACT

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