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Commercial Property Consultants

FOR SALE POPULAR PUBLIC HOUSE

**The White Horse
New Road
Linslade
Leighton Buzzard
Bedfordshire LU7 2LS**



- Opportunity as an owner/occupier business
- Popular center of town pub
- 7 Bed and Breakfast ensuite rooms

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A list of directors and chartered surveyors is available from the registered office.

Company Registration No. 3445835

The White Horse New Road Leighton Buzzard LU7 2LS

DESCRIPTION

Steeped in character and dating back to circa 1820, this charming and beautifully maintained pub offers a unique lifestyle opportunity at the heart of the community. Occupying a prominent double-fronted position on New Road, the property effortlessly combines period charm with a warm and welcoming atmosphere that continues to attract both locals and visitors alike.

The ground floor centres around inviting bar areas full of traditional character, alongside a well-equipped kitchen, creating the perfect setting for relaxed dining, social gatherings, and community events. Above, the private landlord's accommodation provides comfortable living space, ideal for owner-operators seeking a genuine work-life lifestyle business.

Outside, a delightful courtyard terrace offers an attractive outdoor space where guests can enjoy drinks in a relaxed setting during the warmer months. Further enhancing the appeal, the converted stable block now provides an impressive collection of seven stylish en-suite guest rooms, offering high-quality bed and breakfast accommodation that complements the pub's welcoming reputation and creates additional income potential.

The current owners have clearly taken great pride in the property, with ongoing improvements including recently installed double-glazed windows and tasteful upgrades throughout, ensuring the business is presented to an excellent standard throughout.

With the proposed new Universal Studios development located approximately 15 miles away, the property is perfectly positioned to benefit from growing visitor numbers while retaining the charm, personality, and community feel that make it such a special destination.

LOCATION

The property is centrally located at the junction of New Road and the A418 Wing Road in a mixed retail, residential, location.

Leighton Buzzard is a commuter town which is on the main west coastline with connections to Euston. The town is about 8 miles south of Milton Keynes and 10 miles northeast of Aylesbury.



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ACCOMMODATION

Ground floor

Bar area	567sq.ft	52.67sq.m
[L shaped room around the bar with 2 open fireplaces]		
Kitchen	90sq.ft	8.36sq.m
[fitted kitchen]		
Gents' toilet	2 urinals, 1 wc, wash basin	
Ladies' toilet	1 wc, 1 wash basin.	
Cellar	Vaulted ceiling 303sq.ft 28.14sq.m fully equipped Cellar	

First floor

Landing		
Front living room	168sq.ft	15.60sq.m
Bathroom	82sq.ft	7.61sq.m
Separate shower, pedestal wash basin and low-level WC		
Separate toilet.		

First Floor Cont/...

Bedroom 1	169sq.ft	15.70sq.m
Bedroom 2	86sq.ft	7.98sq.m
Spare Room	93sq.ft	8.60sq.m



OUTSIDE

Utility Store
108sq.ft 10.03sq.m

Side access and enclosed rear storage area.



Enclosed area used as barbeque and entertainment space for the pub.

BED & BREAKFAST ACCOMMODATION

The converted stables block has been tastefully modernised providing 7 en-suite bedrooms.

A1	Room	78sq.ft	7.25sq.m
	Ensuite Shower WC and wash basin.		
A2	Room	70sq.ft	6.5sq.m
	Ensuite Shower WC and wash basin.		



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A3	Room	88sq.ft	8.17sq.m
	Ensuite Shower WC and wash basin.		
C	Room	169sq.ft	15.70sq.m
	Single and double bedroom in total		
	Ensuite Shower WC and wash basin.		
B1	Room	145sq.ft	13.47sq.m
	Ensuite Shower WC and wash basin.		
B2	Room	60sq.ft	5.57sq.m
	Ensuite Shower WC and wash basin.		
B3	Room	120sq.ft	11.14sq.m
	Ensuite Shower WC and wash basin.		



SERVICES

Mains electricity, water, gas and drainage are connected. Gas heating is provided for the bed and breakfast accommodation.



The cellar is air conditioned.

[None of the services have been tested].

RATES

Current Rateable Value £13,750

BUSINESS

The pub has traded successfully for many years. Accounts are available if required.

As a town center pub, it is enjoyed by locals, many who walk to the premises.

There is a car park opposite as well as

street parking. The premises are available as a fully operational pub and bed and breakfast accommodation business.

The property can be purchased freehold with vacant possession for immediate trading as an owner/occupier.

PURCHASE PRICE

POA

POSSESSION OR COMPLETION

Upon completion of legal documentation.



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LEGAL COSTS

Each party to bear their own legal costs.

VAT

Purchasers should satisfy themselves in respect of the position regarding VAT and take professional advice if necessary.

VIEWING

Strictly by appointment with Agents: Cliftons 01767 312131

EPC

