

**BLING  
CHURCH STREET  
LUTON  
LU1 2TA**

**LATE BAR /  
CLUB  
TO LET**



- ▶ Town centre location next to entrance to The Mall & opposite bus stops
- ▶ Totalling 3,849 sq ft
- ▶ Suitable for a variety of uses STP & Head Landlord consent
- ▶ Three separate trade areas over 3 floors
- ▶ Direct access to The Mall

**NEW LEASE - OIRO £30,000 PA**



**DRAKE  
& COMPANY**

PROPERTY CONSULTANTS



## LOCATION

The large town of Luton is situated 30 miles north of London and has a resident population of 203,000.

The property occupies a prominent location adjacent to one of the main entrances to The Mall shopping centre, opposite Church Street bus stops with numerous leisure businesses in the surrounding area.

## PROPERTY

Ground floor bar with additional trading levels at 1st & 2nd floors plus a flat at 3rd floor, providing the following accommodation and areas:

<b>Ground Floor</b>	<b>Bar</b>	<b>736 sq ft</b>	<b>69 sq m</b>
	Office & storage	362 sq ft	24 sq m
<b>1st Floor</b>	<b>Bar</b>	<b>1,096 sq ft</b>	<b>102 sq m</b>
	Storage & cellar	374 sq ft	35 sq m
<b>2nd Floor</b>	<b>Bar</b>	<b>813 sq ft</b>	<b>76 sq m</b>
	Kitchen & WC's	115 sq ft	11 sq m
<b>3rd Floor</b>	Flat	353 sq ft	33 sq m
<b>TOTAL</b>		<b>3,849 sq ft</b>	<b>358 sq m</b>

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request and the property is rated 'D95'.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## RATING ASSESSMENT

We have been verbally advised by the local rating authority that the current assessment is as follows:

Rateable value: £42,000

Rates payable: £ 20,706

Interested parties are advised to verify these figures with Luton Borough Council on 01582 546000.

## TERMS

The entire property is available by way of a new full repairing and insuring lease for a term to be agreed with rental offers in the region of £30,000 pax.

## ALTERNATIVE USES

In our view the property is suitable for a variety of uses, subject to planning and Head Landlord consent.

## VIEWING

For further information or an appointment to view contact:

**Warren Drake - 020 7495 7500**

**warren@drakeproperty.co.uk**

**drakeproperty.co.uk**

180 Piccadilly, London, W1J 9HF

### Misrepresentation Act 1967

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- 1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.
- 2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection

or otherwise as to their accuracy and fullness, he must not in entering into any contract otherwise rely upon these particulars as statements or representations of fact.

- 3) The Vendor does not make or give any representations or warranties in respect of the property.
- 4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.