

Town Centre Pub FOR SALE

- Situated in High Town, just north of the Town Centre
- Prominent corner location
- Potential for alternatives uses / development STP
- Open viewing Friday 28 April 2017, 11.00am
- Closing date for offers Friday 5 May 2017

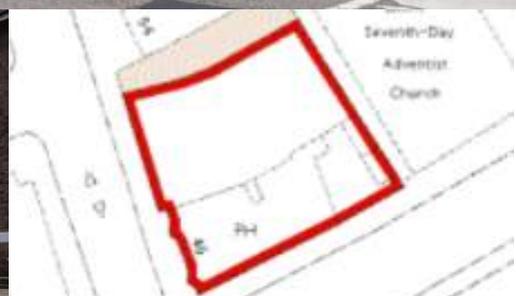
OIRO £375,000 + VAT



The English Rose, 46 Old Bedford Road, LUTON, LU2 7PA



**DRAKE
& COMPANY**
PROPERTY CONSULTANTS
020 7495 7500



LOCATION

Luton is a large town with an estimated district population of 240,000 and is located 30 miles north of London. The pub occupies a prominent corner location and is situated in the High Town Area north of the Town Centre on the busy Old Bedford Road.

PROPERTY

A detached pub with a yard to the rear, large trade garden to the side, single bar at ground floor with a small trade kitchen and private accommodation above. The property comprises the following:

Ground Floor	Open plan bar, small trade kitchen & WC's
First Floor	4 rooms and bathroom
Basement	Beer cellar
External	Outside trading area to side, small yard & self-contained store room

From digital mapping and our inspection we estimate that the property provides the following approximate areas:

Site Area	0.11 acre	445 sq m
Built Area	1,500 sq ft	139 sq m
Ground Floor Bar	821 sq ft	76 sq m
Ground Floor Ancillary	357 sq ft	33 sq m
Basement	327 sq ft	30 sq m
1st Floor	799 sq ft	74 sq m
TOTAL	2,304 sq ft	213 sq m

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.

RATING ASSESSMENT

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

Rateable value : £5,500

Interested parties are advised to verify this figure with Luton Borough Council on 0300 7900349.

LEGAL COSTS

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

TERMS

We are instructed to invite **unconditional offers in the region of £375,000** excluding VAT, for the benefit of our client's freehold interest with vacant possession.

CLOSING DATE

Our client has set a **closing date for offers of Friday 5 May 2017** .

VIEWING

Friday 28 April 2017, 11.00am. For further information contact sole agents:

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.