

TOWN CENTRE BAR & RESTAURANT WITH RESIDENTIAL ACCOMMODATION LUTON, BEDFORDSHIRE

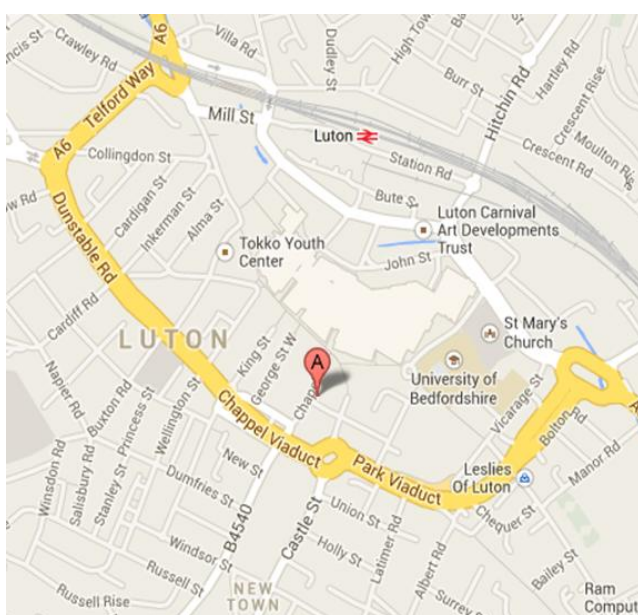


- Town Centre Bar & Restaurant
- Living accommodation on the second floor
- Close to The Mall Luton and the University of Bedfordshire
- Luton Railway Station nearby

Freehold – Offers in the region of £575,000

Leasehold – Offers invited

9 CHAPEL STREET, LUTON, BEDFORDSHIRE, LU1 2SE



Location

The property benefits from a town centre position in Luton. With good street frontage and conveniently positioned in front of The Mall Shopping Centre and next to the University of Bedfordshire. The property is situated in a densely populated retail/ commercial area with residential accommodation in the vicinity. The property is close to the A6 and walking distance from Luton Railway Station.

Property and Description

A desirable property with a listed facade in an area of high footfall. The ground floor is open plan with separate bar and restaurant area. Large cellar with barrel drop and additional storage space in the basement. The first floor benefits from a trade kitchen with dumb waiter, male & female WCs and an office. Living accommodation is located on the second floor with 2 x self contained studio flats and 1 x 1 bedroom flat.

Please find below a google link to the property: [Google Street View](#)

Davis Coffe Lyon provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffe Lyon Limited.

The Business

The business is a wet led bar operation with a food offering. The property benefits from pavement seating space/ smokers areas to the front of the property. *Please note the property is currently closed.*

Floor Area

The approximate Net Internal Area is:

Basement/ Cellar	754 sq ft	70.09 sq m
Ground Floor	2,191 sq ft	203.56 sq m
Kitchen	312 sq ft	29.03 sq m
Office	82 sq ft	7.63 sq m
Stores	85 sq ft	7.91 sq m
First & Second Floors	1,156 sq ft	107.43 sq m
Total	4,580 sq ft	425.65 sq m

Licensing

There is a premises licence in place which permits the sale of alcohol as follows:

Monday to Wednesday 09.00 to 02.00

Thursday to Saturday 09.00 to 04.00

Sunday 12.00 to 02.00

Tenure

Freehold – We are seeking freehold offers in the region of £575,000

Leasehold – My client would grant a new lease on the basement, ground and first floor on standard commercial terms. Rental offers in the region of £35,000 per annum invited. Alternatively, the whole property is available for rental offers of £50,000 per annum. Service charge to be confirmed.

Fixtures, Fittings & Accounts

We understand that all fixtures and fittings owned outright by our client will be included as part of the sale price (excludes stock at valuation).

Planning, Legal Costs, VAT, Possession & Confidentiality

We understand the premises benefit from Class A4 Use. Each party are to bear their own legal costs incurred in this transaction. All prices quoted may be subject to Value Added Tax provisions. Possession is available upon completion of all legal formalities.

Energy Performance Certificate

A copy of the EPC is available upon request.

Viewings via sole agents Davis Coffe Lyons. Please contact: Paul Tallentyre on 020 7299 0740 or email ptallentyre@daviscofferlyons.co.uk / Charlotte Wild on 020 7299 0695 or email cwild@daviscofferlyons.co.uk