

FOR SALE

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The Roebuck
Hockliffe Street
Leighton Buzzard
LU7 1HJ

£440,000

2,536 SqFt (235.66 SqM)

- Historic character building
- Large attic space
- Cellar / basement
- Grade II listed
- Popular location with high foot traffic

Location

Situated in the centre of Leighton Buzzard at the edge of the Market Square and on the corner of Hockliffe Street and West Street and Lake Street. Leighton Buzzard Town Centre benefits from a high level of footfall with the Roebuck located to the rear of ASK restaurant and within close walking distance of the Swan Hotel, (a JD Wetherspoons) as well as the main retail pitch including Boots, Stead & Simpson's, Barclays Bank and a variety of individual retail units.

The position of the building is also just a short walk to the mainline train station which provides a direct link into London Euston in approx 30 minutes, as well as being within a short drive to popular linking roads like the A5, A4146, A421 and the M1.

Nearby is the City of Milton Keynes which provides superb shopping and leisure facilities including the impressive Xscape Centre housing the ski dome, and excellent theatre with regular shows, many restaurants and renowned purpose-built shopping centre.

Description

A substantial two storey brick built and part timber beamed property. Under a pitched roof with two storey and single storey additions to side and rear. Car park to the side with marked space for 1 car accessed via double gates. There is a single storey brick built pitched roof building to the rear.

Terms

The Freehold is to sold £440,000 exclusive.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Interested parties are advised to contact the relevant Local Authority.

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Accommodation

The building is set over three floors with an additional large basement level. The ground floor currently operates as a restaurant with a generous L-Shaped seating area, as well as a servery and bar area, gents and ladies toilets, a kitchen with stairs down to the basement/cellar and a rear lobby.

Trade kitchen: Non slip floor, tiles to ceiling

First Floor: Domestic kitchen, 3 double bedrooms, lounge, single bedroom, bathroom with w/c, loft area used as storage space

Basement: Beer store, store space, cellar drop to private yard

Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Accommodation	Sq Ft	Sq M
Cellar	358	33.24
Ground Floor	1,089	101.21
First Floor	1,089	101.21
Total	2,536	235.66

Areas quoted are approximate and should not be held as 100% accurate.

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Viewings

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