

To Let

- Bar/club over 3 floors
- Town centre location next to entrance to The Mall & opposite bus stops
- Totalling 3,849 sq ft
- Three separate trade areas over 3 floors
- Direct access to The Mall

**NEW LEASE - OIRO £30,000 PA**



## 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>	Bar	736 sq ft	69 sq m
	Office & Storage	362 sq ft	24 sq m
<b>1st Floor</b>	Bar	1,096 sq ft	102 sq m
	Storage & Cellar	374 sq ft	35 sq m
<b>2nd Floor</b>	Bar	813 sq ft	76 sq m
	Kitchen & WC's	115 sq ft	11 sq m
<b>3rd Floor</b>	Flat	353 sq ft	33 sq m
<b>Total Site Area</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'.

## RATING ASSESSMENT

We have been verbally advised by the local rating authority that the rateable value is £22,500. Interested parties are advised to verify this figure with Luton Borough Council on 01582 546000.

## LEGAL COSTS

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

## 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.

## VIEWING

For further information or an appointment to view 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.