



Freehold Public House for Sale

Luton Suburban
Village location,
Prime Freehold Opportunity

An excellent opportunity to acquire a well-established character corner period public house

Location:

Situated close to the **main line railway station**, the property benefits from high footfall and is surrounded by a densely populated residential and commercial area.

Property Highlights:

- Freehold public house
- Prominent city centre corner position
- Three separate trading areas with a central bar
- Three self-contained one-bedroom flats
- Strong established trading potential
- Close to Luton FC new football stadium

Financial Information:

- **Projected EBITDA:** £80,000 per annum
- **Guide Price:** Offers in excess of £600,000

For further information or to arrange a confidential viewing, please contact:

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Property Misdescription - AJR Leisure:

1) Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise they assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate, the text, photos and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and they have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.