



The Warden Tavern, 129 Barton Road, Luton, LU3 2BL

Substantial & Prominent Premises | Possible Development Opportunity (STPP)

Summary

Tenure	To Let / For Sale
Available Size	1.34 Acres / 0.54 Hectares
Business Rates	Upon Enquiry
EPC Rating	C (61)

Key Points

- Substantial Site
- Ideal for F&B/Leisure Use
- Prominent Location (A6 Arterial Route)

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Location

Luton is one of the largest towns in the UK without city status. The town can be considered a major area of commerce and is exceptionally well-connected via: an international airport, three train stations with direct and high speed services to London St Pancras, the M1 (J10, J11 & J11a), the A505 and the A6.

The subject site is prominently positioned on the corner of Barton Road (A6) and Wycombe Way towards to north of Luton. The A6 forms a major arterial route between Luton and Bedford.

Description

The site comprises approximately 1.34 acres | 58,236 sqft | 5,410 m² and is regular in shape. Upon the site is the now vacant Warden Tavern, formally occupied by Beefeater.

We are of the opinion that subject to planning permission being obtained, the site may be suitable for uses such as: public house, leisure, residential redevelopment, drive-thru, EV charging, events venue.

Terms

We are instructed to market the site for lease, although our clients will give consideration to a sale of the freehold interest. POA.

Rateable Value

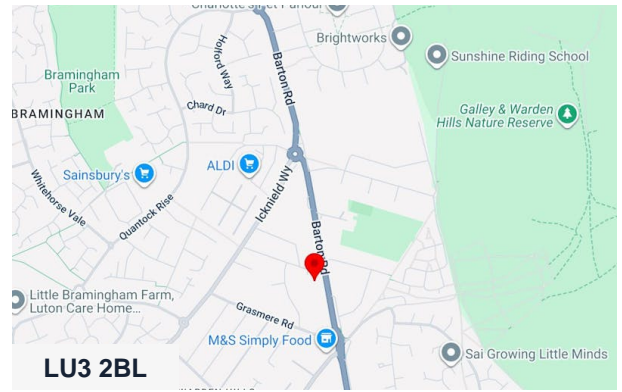
The Rateable Value for the subject property is £135,000 (please note this is not rates payable). As with public houses this RV is based upon turnover, this may be suitable for review. Applicants are encouraged to make their own enquiries to the VOA.

VAT

All costs are subject to VAT at the appropriate rate if applicable.

Legal Costs

Each party it to bear its own costs incurred.

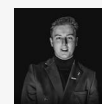


Viewing & Further Information



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