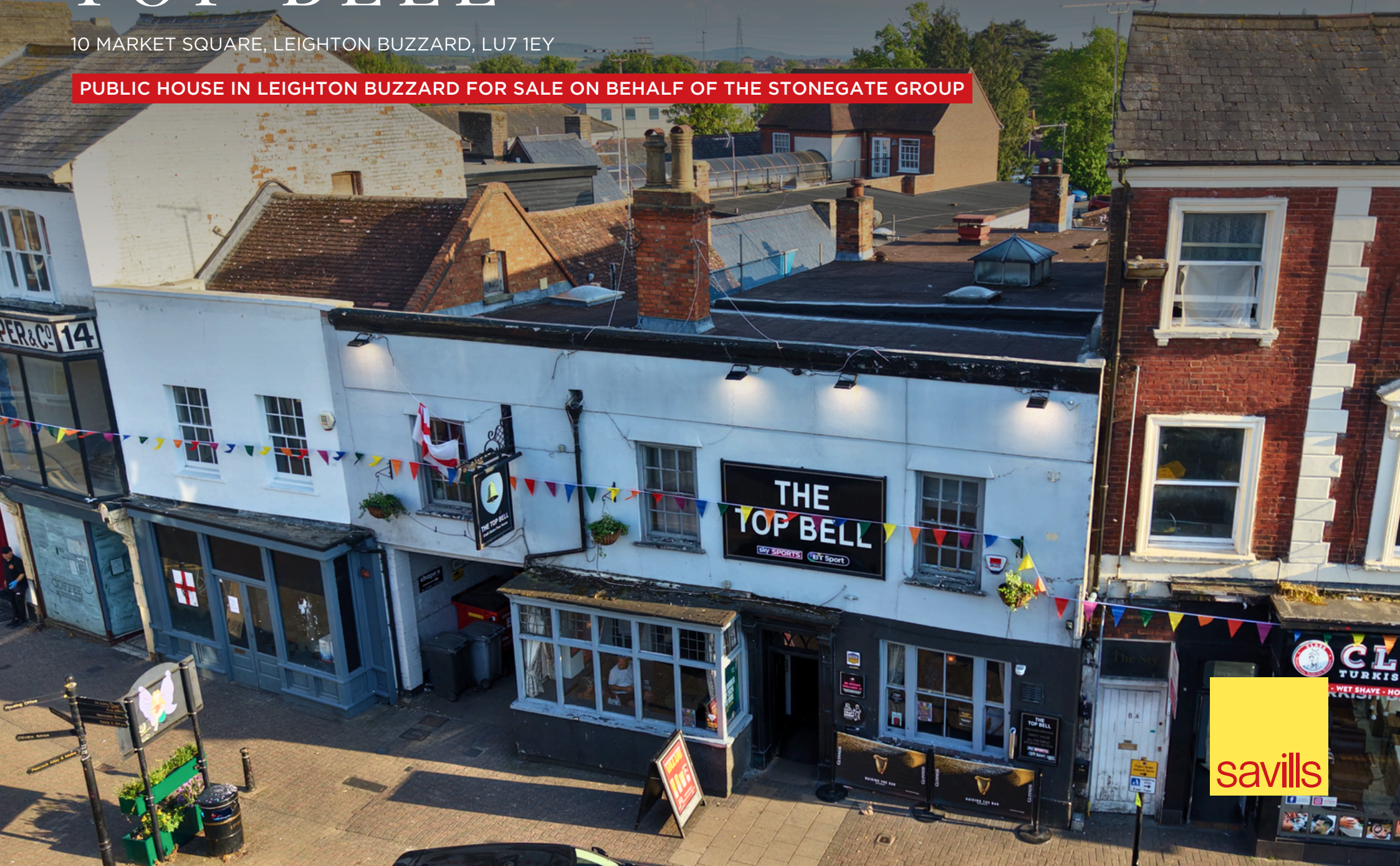


TOP BELL

10 MARKET SQUARE, LEIGHTON BUZZARD, LU7 1EY

PUBLIC HOUSE IN LEIGHTON BUZZARD FOR SALE ON BEHALF OF THE STONEGATE GROUP



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HIGHLIGHTS INCLUDE:

- Substantial freehold public house in Leighton Buzzard town centre
- Available with vacant possession
- Grade II listed building
- Property arranged over basement, ground and first floor levels
- Site extending to 0.11 acres
- Three bedroom staff accommodation on first floor level
- Property benefits from a late licence until 4am Monday to Saturday
- Close to occupiers including JD Wetherspoon, William Hill and Boots
- Offers are invited in excess of £425,000

LOCATION

Leighton Buzzard is a market town in Bedfordshire, situated approximately 36 miles north-west of central London and 18 miles south-east of Milton Keynes. The town is well served by public transport, with Leighton Buzzard railway station providing frequent mainline services to London Euston (journey times from 29 minutes) and the Midlands, as well as connections to the wider rail network. The town centre is also served by regular local and regional bus services.

The Top Bell occupies a prominent position on Market Square in Leighton Buzzard, close to the junction with High Street and North Street. The surrounding area is characterised by a mix of retail and hospitality uses with nearby occupiers including William Hill, The Swan Hotel (JD Wetherspoon) and Boots.

DESCRIPTION

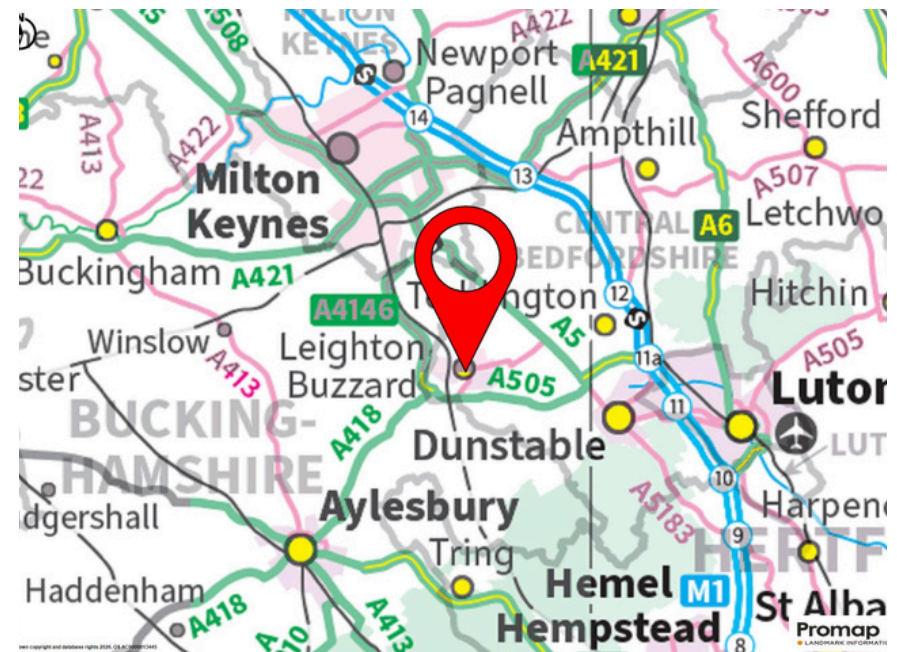
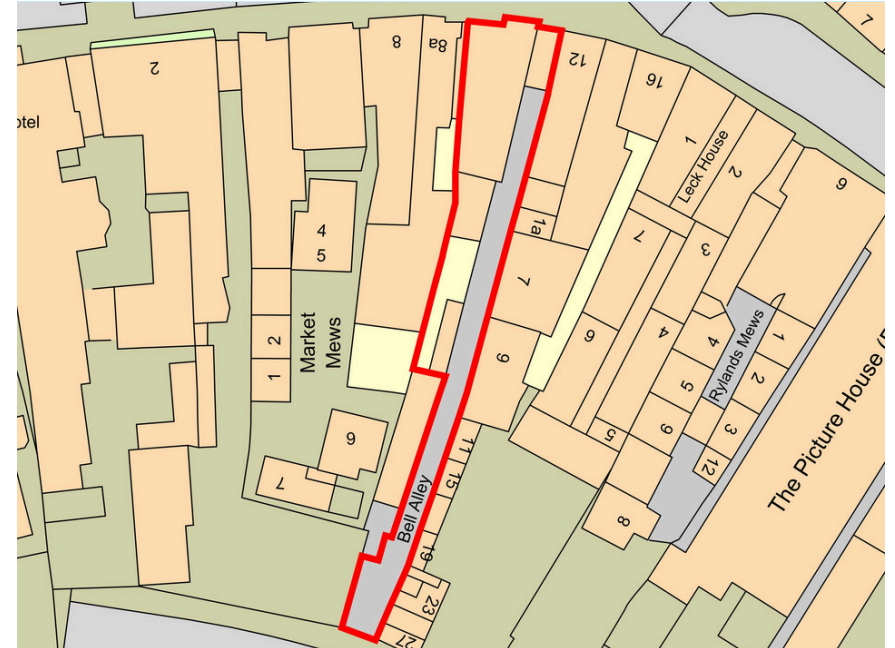
The Top Bell comprises the basement, ground and first floor or a mid terrace building which is of brick construction under a series of flat roof's.

LINKS

LOCATION



GOOGLE STREET VIEW



ACCOMMODATION

Ground Floor The ground floor provides an open plan trading area with a bar servery to one side and seating on loose tables, chairs and bench seating for 30 customers. Customer WC's are also located at this level.

Basement The basement provides cellar and stores.

First Floor The first floor provides a catering kitchen, office, living room, three double bedrooms, bathroom and WC.

Externally Externally to the rear is an enclosed terrace which is partially covered with seating for 16 covers.

TENURE

The property is held freehold (Title Number BD174030)

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol on the following times:

- Monday to Saturday: 09:00 to 04:00
- Sunday: 09:00 to 02:00

PLANNING

The property is Grade II Listed and situated within a conservation area.

EPC

E - 104



RATEABLE VALUE

£6,750

TERMS

Offers are invited in excess of £425,000 for the benefit of our clients freehold interest.

VAT

VAT may be applicable in addition to the purchase price.

FIXTURES & FITTINGS

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.



MONEY LAUNDERING

Prospective purchasers will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agent Savills and under no circumstances should any direct approach be made to any of the pub staff.

CONTACT

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