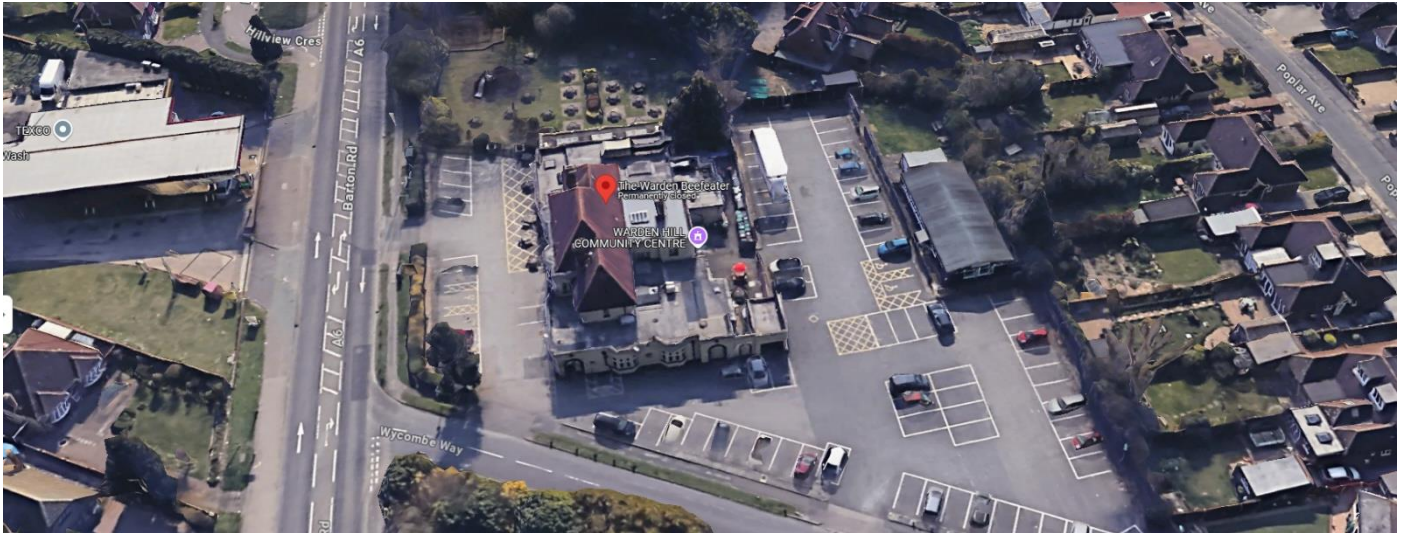


Key Development Opportunity

129 Barton Road, Luton, Bedfordshire LU3 2BL

TO LET (MAY SELL)

1.34 Acres | 58,236 SqFt | 5,410 m²



POSSIBLE USES (STPP)

Public House | Private Residential Redevelopment | Drive-Thru F&B | EV Charging | Events Venue | Fuel Station | Retirement Apartments | Out of Town Retail

LOCATION

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, residential redevelopment, drive-thru, EV charging, events venue.

Conversations are underway with a local architect who is preparing block plans for potentially viable schemes.

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. Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.

VIEWING

For further information or an appointment to view, please contact sole letting/selling agency S.R. Wood & Son Ltd.

www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)

H.M. LAND REGISTRY			TITLE NUMBER	
			BD160978	
ORDNANCE SURVEY PLAN REFERENCE @	COUNTY	SHEET	NATIONAL GRID	SECTION
	BEDFORDSHIRE		TL 0825	E
Scale: 1/1250		—LUTON-DIGFRIGT—		© Crown Copyright 1968.



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Registered Office: as above | Registered in England: 2780388 | VAT No: 354 130 682

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