

FOR SALE/TO LET

2,536 Sq Ft

(235.59 Sq M)

- Prominent hospitality premises
- Character Grade II listed building
- Ancillary residential accommodation
- All mains services
- Popular location with high foot traffic

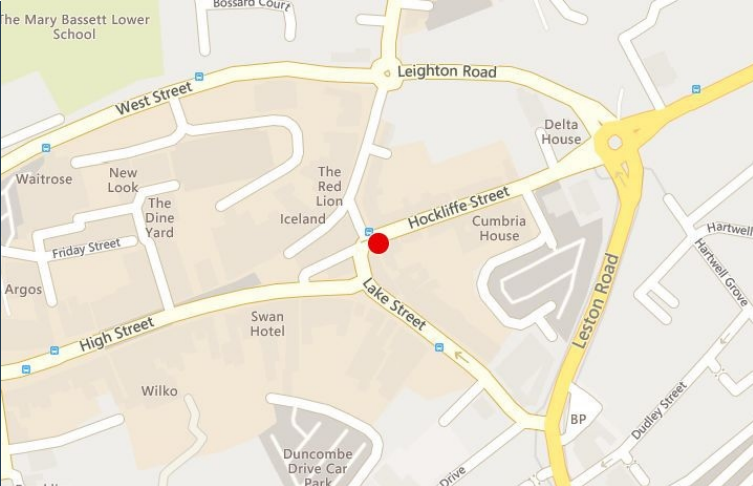


The Roebuck

Hockliffe Street, Leighton Buzzard, LU7 1HJ

Contact: Chris Richards or Nick Bosworth
Tel: **01582 738866**
eddisons.com





Location

- Situated in the centre of Leighton Buzzard at the edge of the Market Square and on the corner of Hockcliffe Street and West Street and Lake Street.
- Leighton Buzzard Town Centre benefits from a high level of footfall with the Roebuck located to the rear of Pizza Express and within close walking distance of the Swan Hotel as well as the main retail pitch including Boots, Barclays Bank and a variety of individual retail units.
- The position of the building is also just a short walk to the mainline train station which provides a direct link into London Euston in approx 30 minutes, and within a short drive of the A5, A4146, A421 and the M1.

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 Google Maps

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Description

- Comprising a character Grade II Listed hospitality premises with ancillary residential accommodation above.
- The ground floor accommodation benefits from glazed frontage onto Hockcliffe Street, seating/dining area, W/Cs, fitted commercial kitchen, and ample cellar storage.
- The first floor accommodation comprises three double bedrooms, lounge, two W/C's, and a kitchen diner.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £30,000 per annum exclusive.

The freehold interest is available at a purchase price of £375,000 exclusive.

VAT is payable on the rent / purchase price.

Accommodation

Total	235.59 SQ M	2,536 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: C (63)

Business Rates: The rateable value from the 1st April 2026 is £24,750. For the rates payable please contact us or www.voa.gov.uk

Contact:

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