

The Lancer, 10 Lake Street Leighton Buzzard, LU7 1RT



Summary



- Prime Central Town Location
- Whole Building - Two Manager's Flats Above
- South Facing Patio
- Late Licence
- Free of Tie
- Trade Kitchen With Extraction
- New Lease Available
- Rental offers Invited

Location

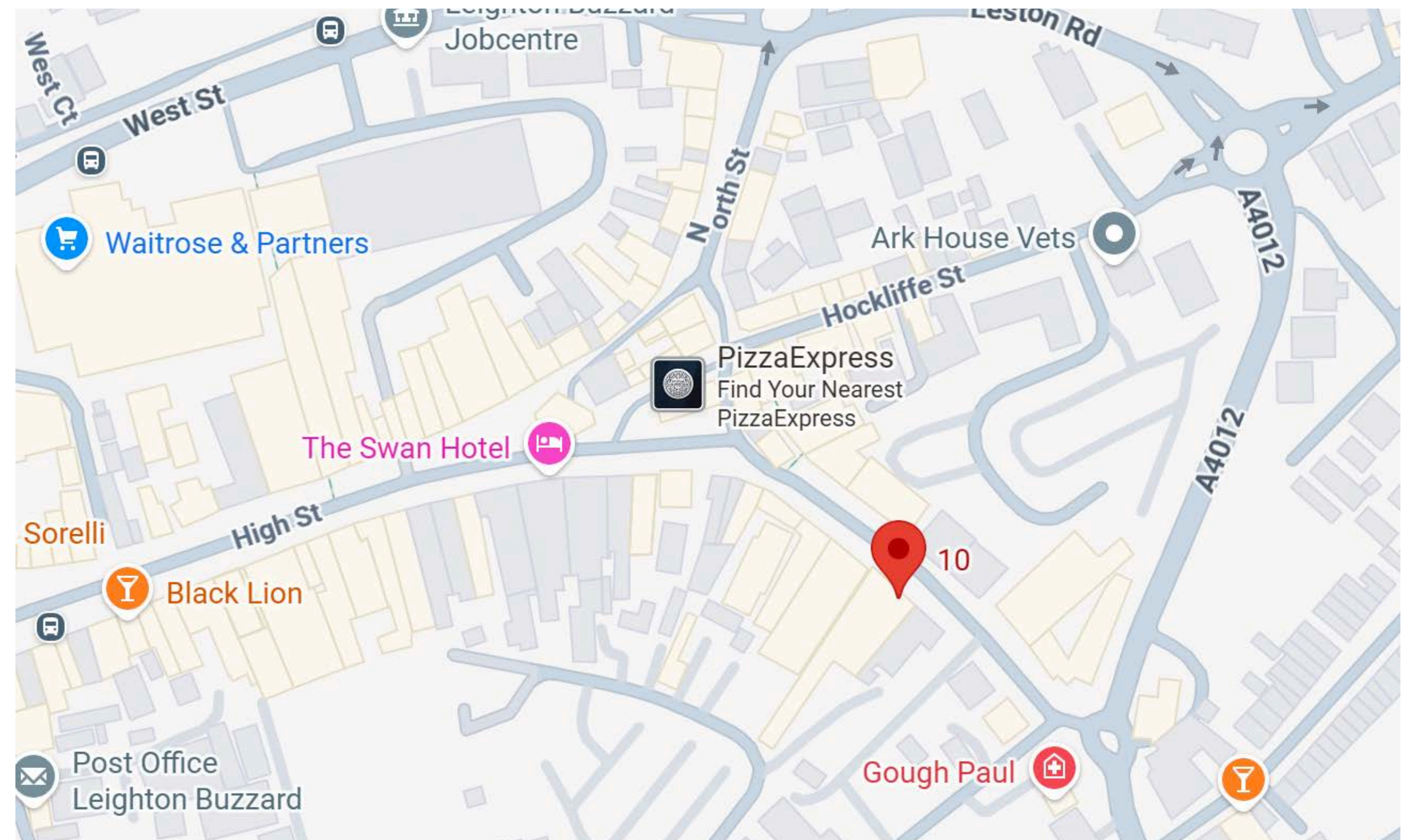
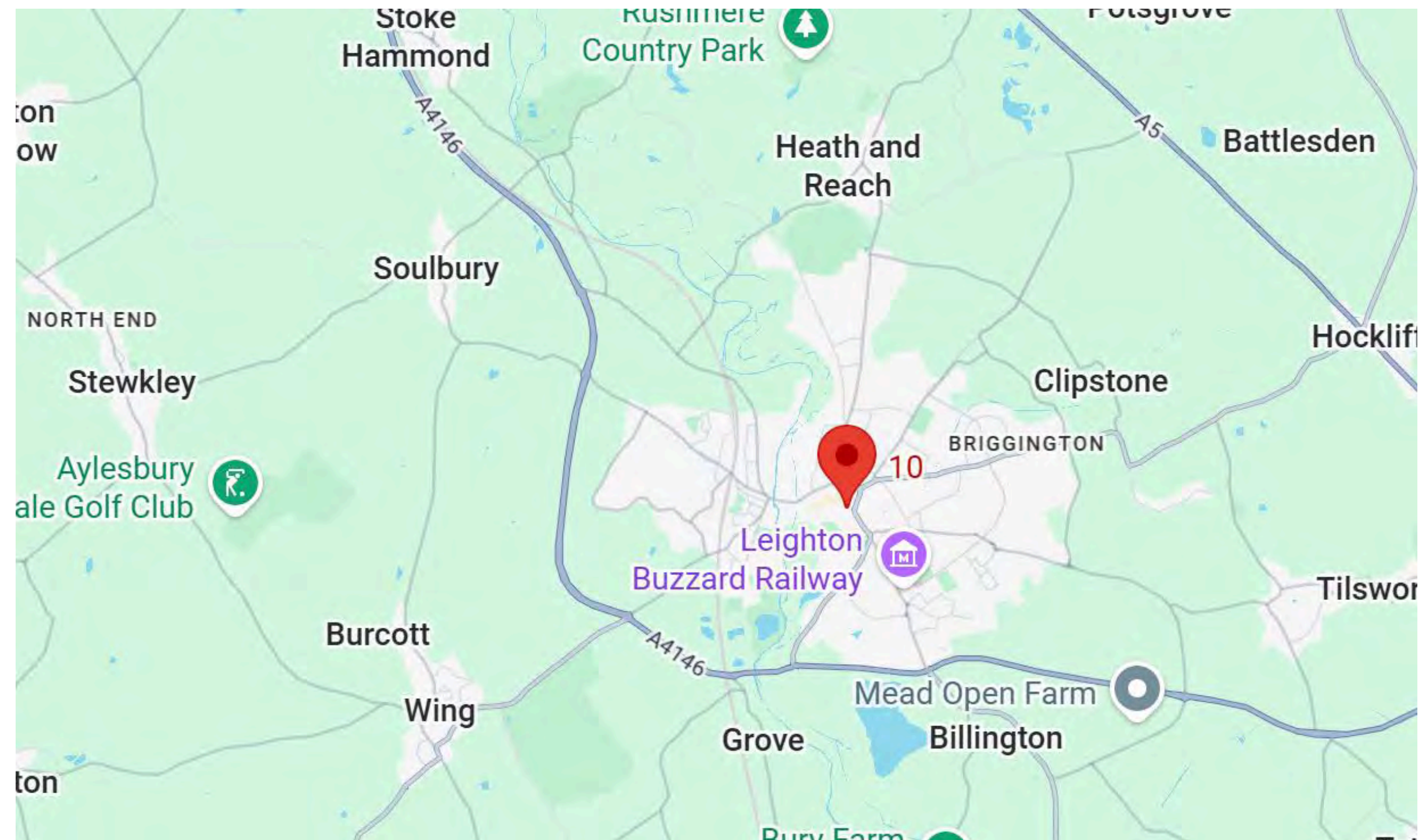
Leighton Buzzard is an established market town and popular commuter location, benefiting from direct rail services into London Euston in approximately 32 minutes from Leighton Buzzard Station (approximately 1 mile from the property).

The town enjoys excellent road connectivity, situated close to the A5, A4146 and M1 (Junctions 11a and 12), providing convenient access to Milton Keynes, Luton and the wider South East.

The property is located in a prominent position within Leighton Buzzard town centre, a short distance from the High Street and Market Square.

Leighton Buzzard lies within Bedfordshire, approximately 36 miles north west of Central London, and is positioned between Milton Keynes (approximately 10 miles north) and Luton (approximately 15 miles south east).

The Lancer Pub fronts a busy thoroughfare and is situated close to the town's principal retail and leisure amenities, surrounded by a mix of national and independent operators including cafés, restaurants, supermarkets and public houses. Nearby occupiers include Waitrose, Tesco, Costa Coffee, Greggs, Wetherspoons, and a variety of local food and drink operators, ensuring strong footfall and daytime/evening trade throughout the week.



Description

The property comprises a characterful public house arranged over two storeys, of traditional construction beneath a pitched roof, presenting an attractive and well established street presence. The principal elevation provides a prominent frontage with painted masonry and glazed sections at ground floor level, incorporating traditional pub signage and detailing consistent with the building's historic character. Customer access is provided via a main entrance via steps leading directly into the ground floor trading accommodation, with additional service and staff access points positioned discreetly around the building.

Externally, the property benefits from a dedicated trading area located to the rear, providing valuable outdoor customer space secluded from the street frontage with a covered area. It is south facing benefitting from sunshine.



Accommodation

Ground Floor

The ground floor comprises of an open plan trade area served by a large timber panelled single bar serverly. The main bar area provides booth seating along the external wall with a further semi-circular booth seating surrounding the dance floor, which is overlooked by a pitched sky light, with timber effect flooring throughout. To the front of this main bar area is a carpeted area with banquette seating and features a fireplace.

Ancillary accommodation at this level includes male and female customer WC's, staff WC's, and stores.

The trade kitchen is located to the rear of the single bar serverly and includes non-slip flooring, stainless steel wall cladding, and extraction.

Separate wash up area and doorway leading to staff area and walk in freezer.

Basement

To the basement is cellarage and stores.

First Floor

The first floor has access internally through the main entrance and comprises of four bedrooms, reception room, study/office, a domestic kitchen and two bathrooms.

Second Floor

To the second floor are a further three bedrooms and storage room; with limited head height.

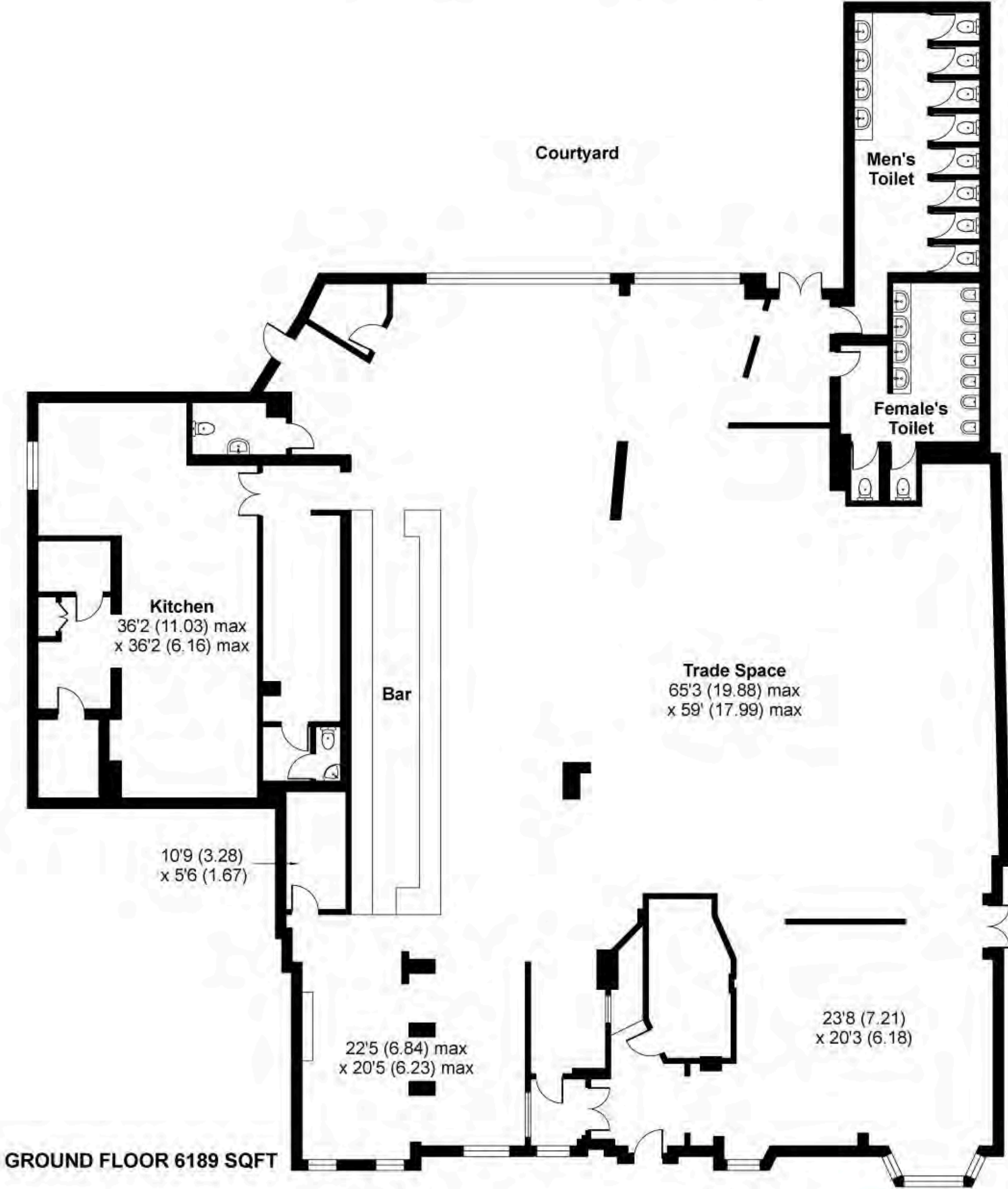
External

The external trade patio has direct access from the main bar area with a covered wooden gazebo for approximately 30 covers. To the rear of this enclosed area is a car park which has four spaces allocated to the property and a large bin store.

Ground Floor Plan

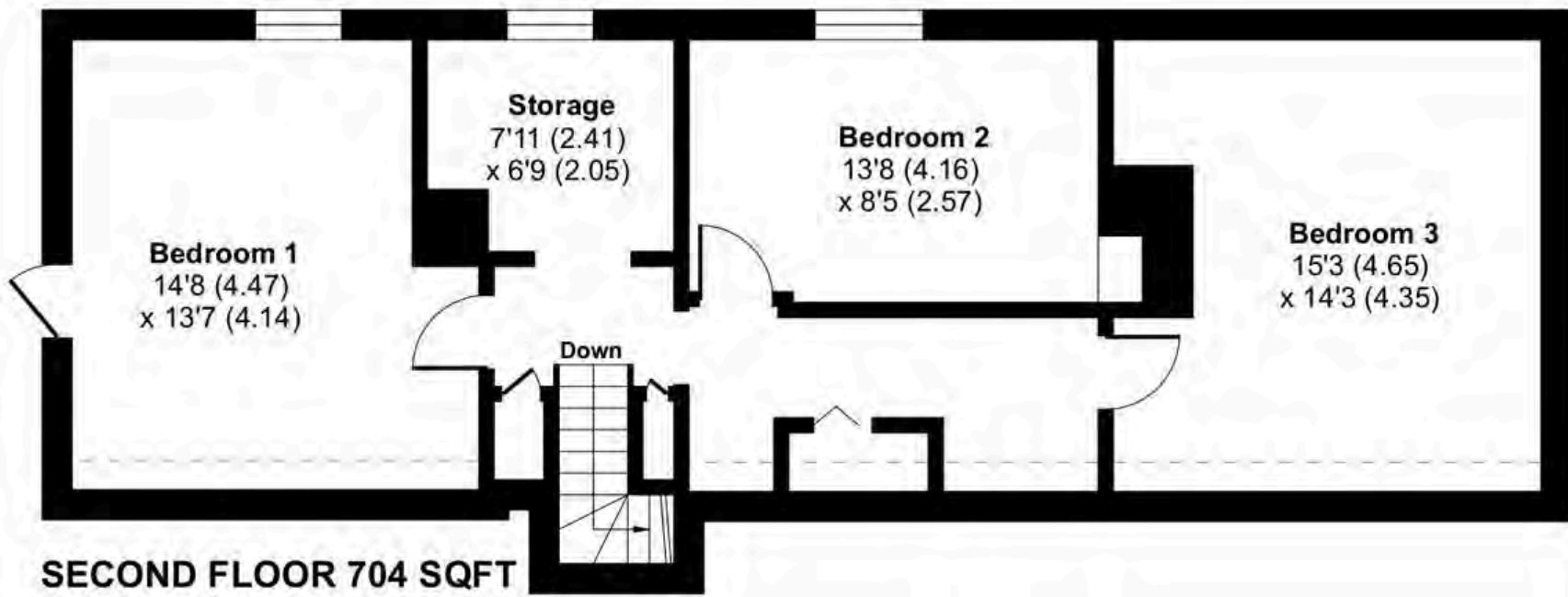


Approximate Area = 6189 sq ft / 574.9 sq m
For identification only - Not to scale



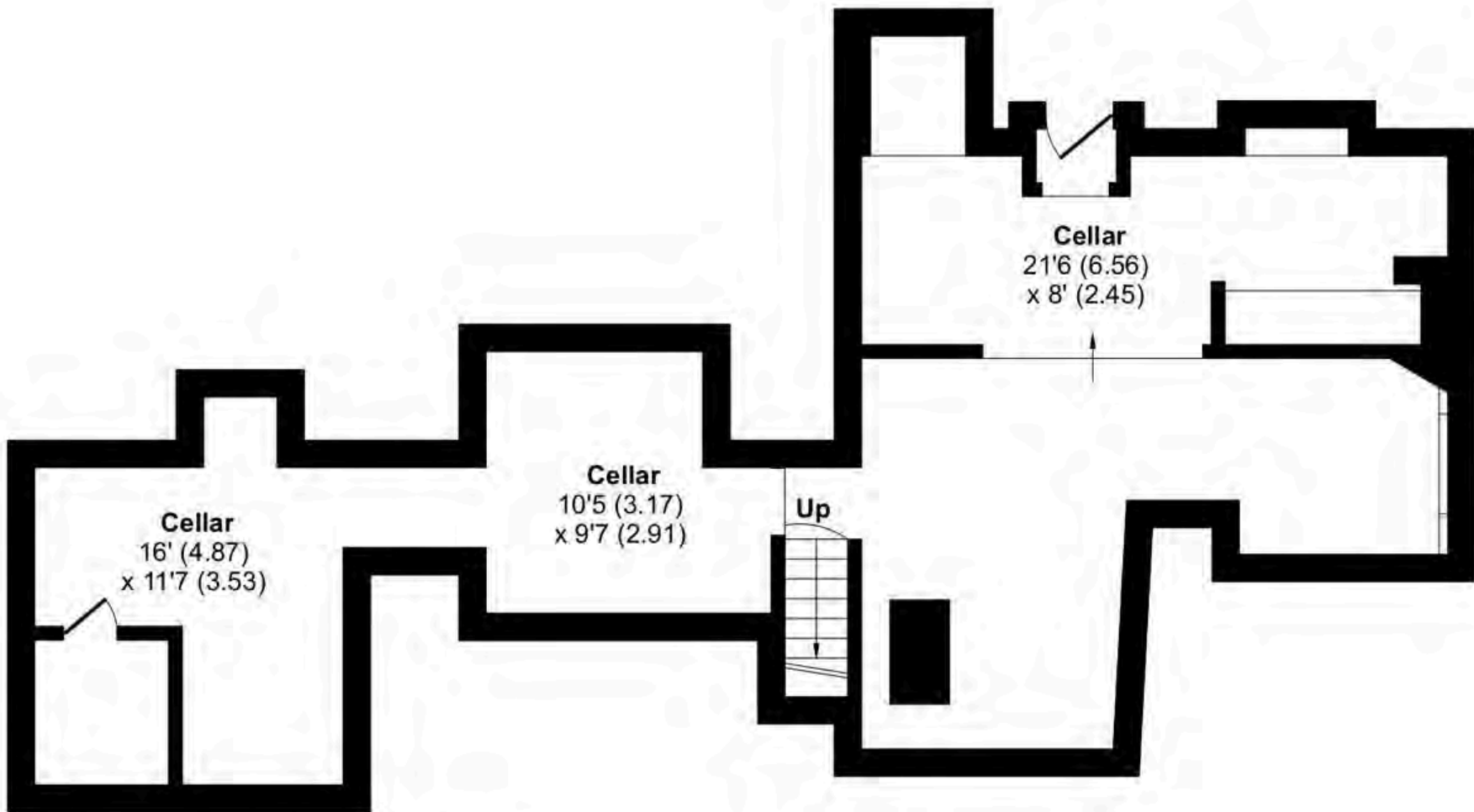
Basement First and Second Floors

Approximate Area = 3109 sq ft / 288.8 sq m
 Limited Use Area(s) = 41 sq ft / 3.8 sq m
 Total = 3150 sq ft / 292.6 sq m
 For identification only - Not to scale

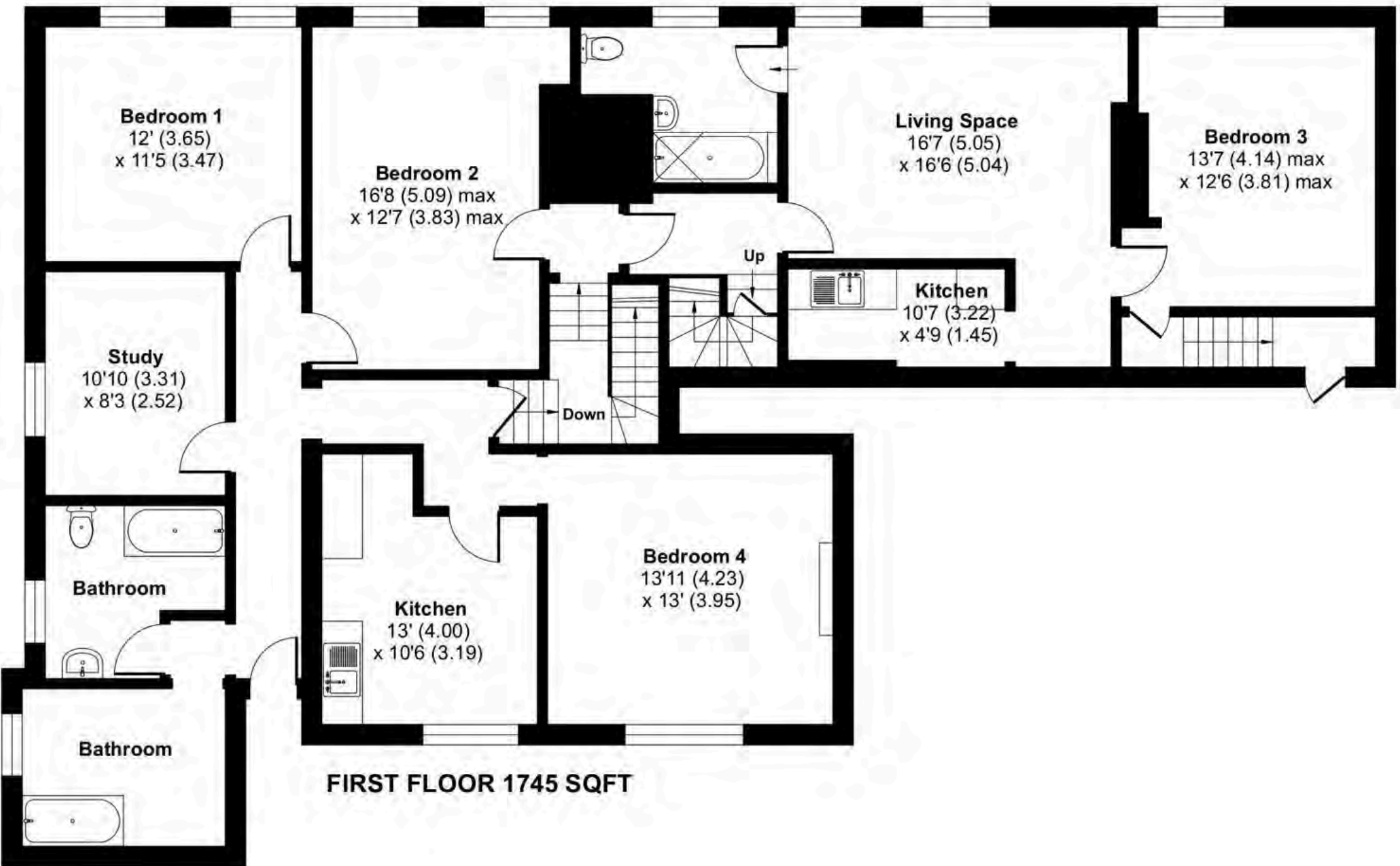


SECOND FLOOR 704 SQFT

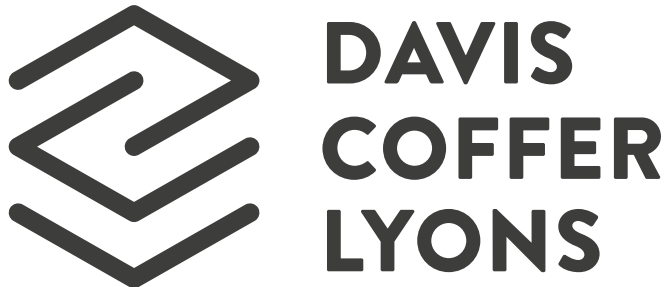
Denotes restricted head height



BASEMENT CELLAR 660 SQFT



FIRST FLOOR 1745 SQFT



DAVIS
COFFERY
LYONS



Tenure

The property is available by way of an FRI 15-20 year Free of Tie lease, subject to five yearly rent reviews, contracted inside the security of tenure provisions of the 1954 Landlord & Tenant Act Part II (as amended).

Planning

The property is Grade II Listed and falls within the Leighton Buzzard Conservation Area.

The property is not listed as an Asset of Community Value (ACV).

Use

The premises shall be used as a Public House within Use Class Sui Generis of the Town and Country Planning (Use Classes) Order 1987.

Premises Licence

There is a premise licence in place allowing the sale of alcohol at the following times:

Sunday to Wednesday	09:00am to 01:00am
Thursday to Saturday	09:00am to 03:00am

Business Rates

The property is listed in the VOA business rates list as having a rateable value for 2026 of £67,500.

Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band A for council tax purposes.

EPC

Rating B.

Legal Costs and VAT

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.



Contacts

Viewings strictly by prior appointment with joint agents Davis Coffey Lyons and Fleurets

Connie Start
07739 250 331
cstart@dcl.co.uk

Elysia Wilson-Gunn
07810 541 579
elysia.wilson-gunn@fleurets.com

