

- Pub on 0.35 acre site
- Central village location
- Large car park
- Trade garden to rear
- OFFERS INVITED

**PUB FOR SALE**



The Cricketers  
19 Manor Road  
Caddington  
LUTON  
LU1 4EE

**D**RAKE  
& COMPANY

## LOCATION

The village of Caddington has a resident population of 3,700 and is situated just south of Luton. The Cricketers is situated in the centre of the village, close to a parade of shops, in a densely populated residential area.

## PROPERTY

A detached two storey brick built property occupying a large site with a car park providing 18 spaces plus trade garden to the rear. We understand that internally there are two bars with private accommodation above.

From our inspection, and digital mapping, the property provides the following areas:

<b>Total Site Area</b>	0.35 acre	1,416 sq m
<b>Gross Built Area (Ground)</b>	3,384 sq ft	313 sq m

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements.

## RATING ASSESSMENT

We have been verbally advised by the local rating authority that the rateable value is £13,000. Interested parties are advised to verify this figure with Central Bedfordshire Council on 0300 300 8301.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request and the property is rated 'D94'.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## TERMS

We are instructed to invite **unconditional offers** for the benefit of our client's freehold interest with vacant possession. VAT will be charged, where applicable, at the prevailing rate.



## VIEWING

For further information or an appointment to view contact sole agents:

**Warren Drake - 020 7495 7500**  
**warren@drakeproperty.co.uk**

**drakeproperty.co.uk**

**180 Piccadilly, London, W1J 9HF**



## Misrepresentation Act 1967

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- 1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.
- 2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection

or otherwise as to their accuracy and fullness, he must not in entering into any contract otherwise rely upon these particulars as statements or representations of fact.

- 3) The Vendor does not make or give any representations or warranties in respect of the property.
- 4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.