



The Roebuck, Hockliffe Street, Leighton Buzzard, LU7 1HJ

£450,000



- **Historic Character Building**
- **Prominent and Well Established Position in Town Centre**
- **Over 3,000 Square Feet**
- **Freehold**
- **Large Attic Space**
- **Currently Operating as the Oliver & Hare Restaurant**
- **Cellar / Basement**
- **Popular Location with High Foot Traffic**
- **Four Bedrooms on First Floor**
- **Grade II listed**



Prominently positioned centrally along the busy Leighton Buzzard High Street is The Roebuck Public House, a UNIQUELY CHARMING, HISTORIC AND CHARACTERFUL GRADE II LISTED BUILDING WITH FREEHOLD INTEREST, boasting in excess of 3000 square feet to include a basement level, ground and first floors aswell as a large loft/attic.

About the location....

Leighton Buzzard is a thriving market town with a twice weekly market along a mostly Georgian High Street. The town is becoming well known for its convenient location for both London and the North and now provides a variety of traditional family-owned local shops, cafes, hairdressers, dentists, doctors, vets, pubs, restaurants and banks together with Tesco, Waitrose, Marks and Spencer, Morrisons, Homebase and Aldi to name a few.

On the doorstep of the building is the vibrant high street so there is a high amount of pedestrian footfall passing by every day which would enable the business to take great advantage of.

Nearby is the City of Milton Keynes which provides superb shopping and leisure facilities including the impressive Xscape Centre housing the ski dome, an excellent theatre with regular shows, many restaurants and renowned purpose-built shopping complex.

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, aswell as being within a short drive to popular linking roads like the A5, A4146, A421 and the M1.





The building comes set over three floors with an additional large basement level. The grounds floor currently operates as a restaurant with a generous L-Shaped seating area, as well as a servery and bar area, gents and ladies toilets, a kitchen with stairs down to the basement/cellar and a rear lobby.



The first floor has four double bedrooms as well as two bathrooms, an additional kitchen and a store room. Stairs then lead up to the attic which offers further space for use as offices, storage or further rooms should it be required.

In total the property has an approximate square foot in excess of 3,000 feet. The property is for sale and not any part of the car park although there would be a right of way granted to the restaurant side door (street side of the gate) as well as one parking space with kitchen access available at an cost per annum.



Property has been let continually from 2015 to present. Availability for purchase would be subject to 3 months notice to the current tenant.

Rateable Value - £25,000 From 1st April 2023 to present.

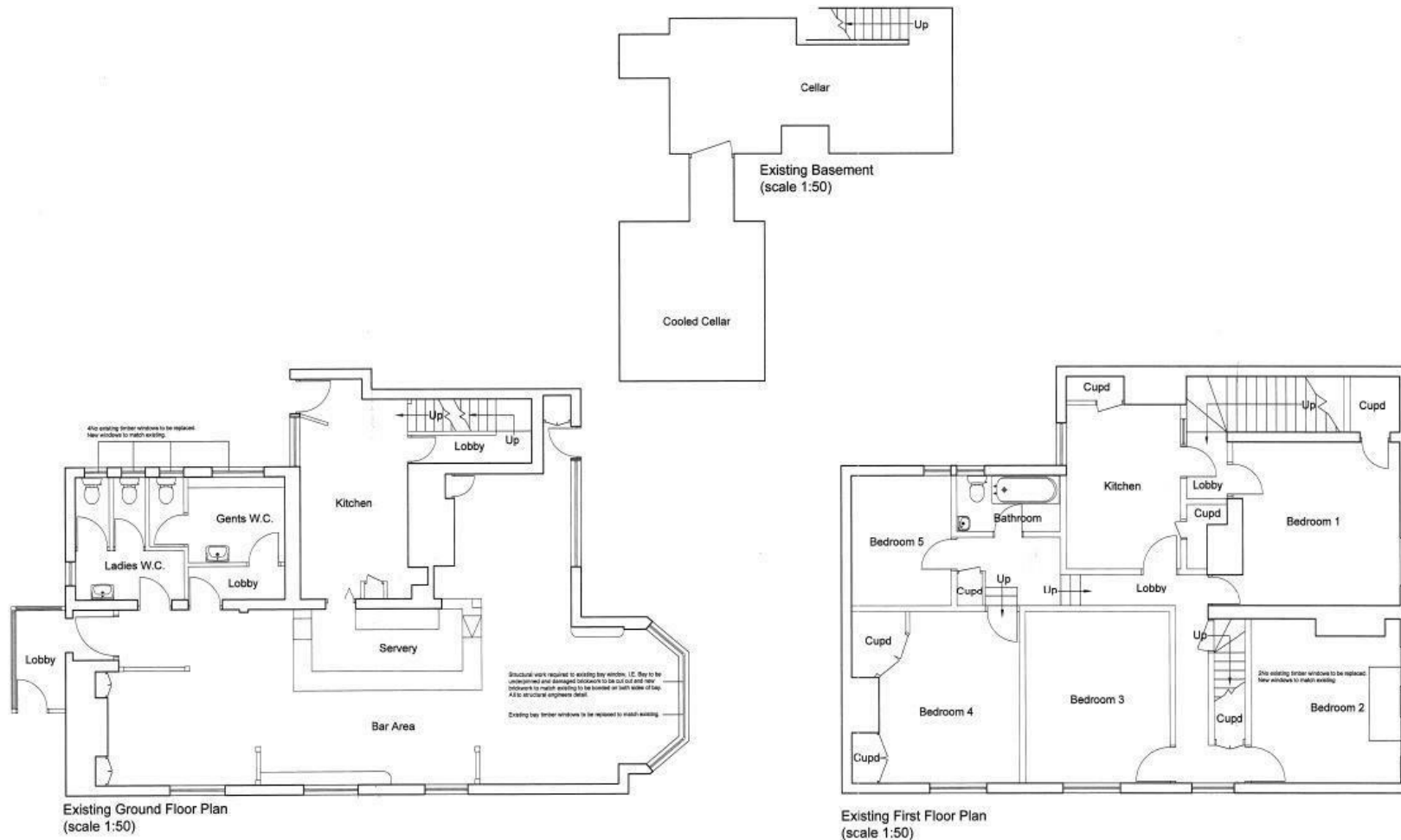
There is also Hospitality Business Rates Relief of 75% available until 2024/25.

Tenure - Freehold



Utilities Connected - The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

Floor Plan



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.