

# Luton

## 20-44 Gordon Street Bedfordshire LU1 2QP

- **Freehold Vacant Nightclub**
- Town centre location
- Close to St. George's Square
- Established leisure pitch
- 858 capacity premises licence
- May suit owner occupier or investor
- Potential for alternative use

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Luton is a busy and well established commercial centre located some 35 miles north of Central London. The town benefits from its proximity to Junctions 10 and 11 of the M1 Motorway, has regular rail services to London and the Midlands and has its own International Airport. The property is situated on Gordon Street, in the centre of Luton, within 180 metres of the main retail parade and close to St. George's Square, the main leisure pitch. Occupiers close by include Ladbrokes, Luton Council offices (opposite) and a number of local occupiers.

### Description

The property is arranged on ground and three upper floors to provide two nightclubs, one of which is sold off, trading as Liquid & Envy. The former Chicago Rock Café is arranged on ground and first floor only providing a 858 capacity licence premises.

### Planning

The property may lend itself to alternative uses subject to obtaining all the necessary consents. All enquiries should be made to the local authority, Luton Borough Council. Tel: 01582 546317.

### Rateable Value

We understand the rateable value is £97,000.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

EPC Rating 227 Band G (Copy available on website).

### Viewings

There will be specified block viewing dates. Please call the Auctioneers to be added to the viewing list.

Floors	Present Lessee	Accommodation (1)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Part Ground & First	Vacant	Ground Floor 786.90 sq m (8,470 sq ft) Part First Floor 455.90 sq m (4,910 sq ft) <b>Total 1,242.80 sq m (13,380 sq ft)</b>			
Part Ground, First, Second & Third Floors	The Luminar Group Ltd	Part Ground, First, Second and Third Floors (No areas provided)	999 years from 05.10.2006	Peppercorn	Reversion 3005

(1) Floor areas provided by the Seller. Not inspected by Allsop.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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