



## George II

70 Bute Street, Luton, Bedfordshire, LU1 2EY

### Leasehold £98,000

- Prime position on thoroughfare between station and shopping centre
- Prominent and eye-catching three-storey property
- Bar & dining area (49)
- Five letting bedrooms
- Two 2 bedroom flats
- Strong trade levels with further scope to grow

Ref: 91655

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**SP** Sidney  
Phillips



## LOCATION

The George II is located in the large Bedfordshire town of Luton. The town lies approximately 29 miles north of London and boasts a sizable population in the region of 215,000. Luton was for many years famous for hat making and also as the home of the Vauxhall Motor factory and more recently, the University of Bedfordshire. Luton is home to the one of the country's busiest airport, London Luton Airport.

The town is easily accessed by the M1 junctions 10 and 11, which in turn provides fast access to the Midlands and the North, as well as London via the M25. Mainline railway services are available from Luton and Luton Airport Parkway with direct services into London Kings Cross, Blackfriars and London Bridge.

The George II occupies a prominent and eye-catching corner public house. The property is Grade II listed and is understood to date back to the 1870's. The property is situated on Bute Street, the major thoroughfare between the station and the nearby Mall Shopping Centre. Furthermore the property will be situated a mere 250m from Luton Town FC's new 23,000 seater stadium.

## TRADE AREAS

Entrance from pedestrianized Bute Street directly into open plan BAR and DINING AREA. This trade space has recently undergone a recent full refurbishment and is presented to a modern and high standard throughout, incorporating part panelled walling, strip wood flooring and central bar serving housing three triple drinks fridges, coffee machine and glass washer. The bar houses a pool table, flat screen TV, juke box, and two darts areas with scoreboards. The bar provides seating for 42 with space for 7 bar seats and room for plenty more standing.

Offset are Gentleman's and Ladies toilets.

Leading through the property is access to the COMMERCIAL TRADE KITCHEN, which is extensively equipped with a range of commercial facilities including charrill.

The property is serviced by a basement CELLAR, divided into three rooms, comprising two chilled barrel stores, and a bottle store. Delivery drop from front of property.

## OWNERS ACCOMMODATION

### ***First / Second Floor***

At first and second floor level there is the first of two flats, comprising two DOUBLE BEDROOMS, LIVING ROOM, KITCHEN, WC.

Located at second floor level there is a second flat which comprises, DOUBLE BEDROOM, SINGLE BEDROOM, LIVING ROOM, KITCHEN.

Separate access to rear of property.

## LETTING ACCOMMODATION

### ***First Floor***

FIVE LETTING BEDROOMS with shared bathroom facilities.

Separate access to rear of property.

## EXTERNAL

To the front of the property along Bute Street there is a FRONT TRADE PATIO AREA with seating for 12.

To the rear of the property there is a TRADE PATIO with smoking solution.

REAR YARD.

## THE BUSINESS

Our clients have owned and operated the George II for the past 12 years. During this time have taken a under-trading boozer and converted it into a popular wet led venue which is well known for its darts, live music and food. The business has three darts teams which frequent on a regular basis.

It is our understanding that gross turnover prior to covid stood in the region of £15,000 per week. We understand that current trade sits in the region of £10,000 gross per week which is increasing as we move further away from the pandemic. Further trading details can be made available to serious parties following a formal viewing.

We are of the opinion that the George II would suit a hands on owner/operator who could continue to drive this thriving and busy business forward and increase sales revenues with an enhanced marketing campaign focussed at food offering. Furthermore a new operator could increase turnover by letting the five letting bedrooms and the two flats.



## TENURE & PRICE

**LEASEHOLD £98,000** to include fixtures, fittings and goodwill. Stock at valuation in addition.

The George II is held on a fully repairing and insuring lease agreement from Greene King for a term of ten years commencing 18 September 2018. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £35,000 per annum paid monthly in advance, subject to five yearly rent reviews, and annual RPI adjustments. An incoming party will be required to provide a rental deposit to the Landlord of £7,000 in advance. The lease is of partial tie, tied on draught and bottled beers, and ciders free-of-tie on wines, spirits, minerals.

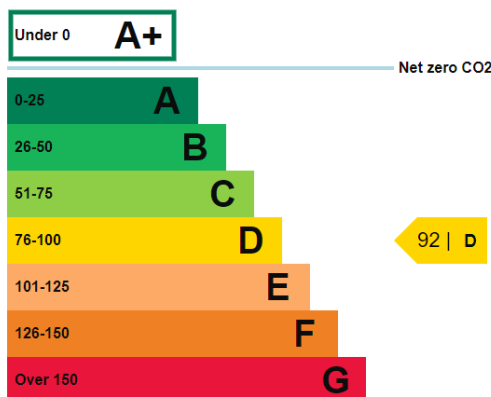
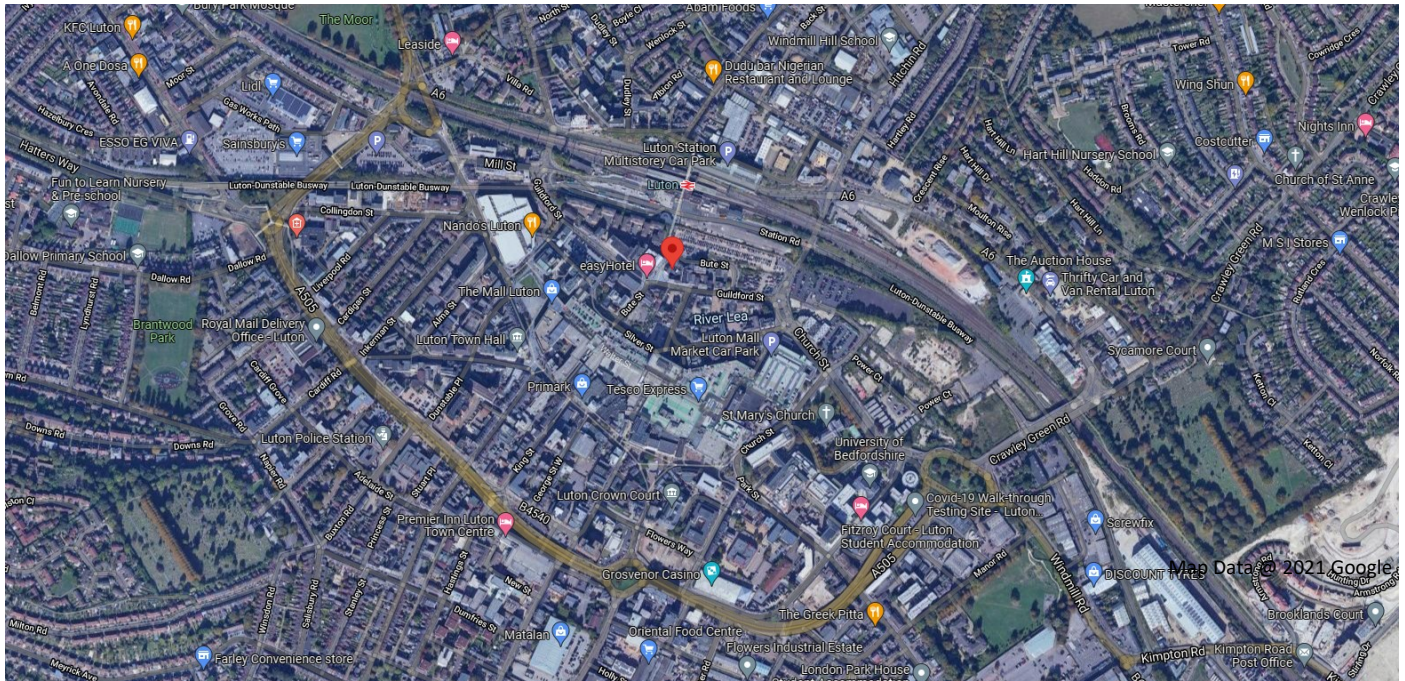
No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

## LICENCE

A full Premises Licence is held permitting the maximum opening hours of:  
Monday to Thursday 07:00-01:30  
Friday & Saturday 07:00-02:00  
Sundays 07:00-23:30

## SERVICES

All mains services are connected.  
Rateable Value: £13,800  
Local Authority : Luton Borough Council



## BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

## UTILITY HELPLINE

01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference: 1632-6652-6184-0191-4900

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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