



# The Lancer

10 Lake St,  
Leighton Buzzard  
LU7 1RT

**Prime High Street Pub in Leighton Buzzard with 6,000 sq. ft ground floor.**

**Location:**

Leighton Buzzard is a thriving market town with a vibrant hospitality circuit. Situated in the centre of three major towns being Aylesbury/ Stevenage/Bletchley. A population of 40,000 and with a substantial residential new build projected over the next 5 years. Leighton Buzzard main line station connects with London Euston, Bletchley, Milton Keynes and Birmingham.

**Description:**

The Lancer is a substantial Freehouse opportunity with a ground floor trade, kitchen, trade garden of approx 6,000 sq. ft. Formerly a Craft Union pub now offered with a new private landlord, free of tie lease, extensive accommodation on 1st and 2nd floors.

**The Business:** Currently closed, former managed house.

**Lease:** 10-15-20 year lease, FRI, in the 54 Act, rental offers in excess of £70,000 per anum.

**Licensing Hours:** Full liquor licence remaining with the Lancer.

**Rateable Value:** To be assessed.

**Viewing:** Contact Andrew Robinson AJR Leisure 07967 184320.

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**Property Misdescription - AJR Leisure:**

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