

Monday, 01 June 2026

RE: Frog & Rhubarb, Church Road, Slip End, Luton, LU1 4BJ

In order to bring this matter to a close, our client has given instructions to invite informal best bids from all interested parties.

If you wish to submit an offer, it should reach us in writing before midday on **Friday, 12 June 2026**.

The following information will be required if you wish to submit a freehold offer:

- The name, address and contact details of the purchaser (if being bought through a company, please confirm the company's registered number and registered address).
- An offer in writing stating the amount you wish to pay for the property.
- Proposed timescales to exchange and complete contracts.
- Any conditions of the sale i.e. subject to contract, subject to survey, subject to valuation, subject to planning etc.
- Please confirm your intended future use of the property.
- How the property is going to be purchased i.e. fully cash funded, part bank funded etc.
- Clear and unambiguous proof of funding i.e. copy of a bank statement, letter from your solicitor confirming that you have the funds to proceed, an 'in principle' letter from your bank/funder confirming that they are willing to lend the funds.
- VAT is applicable on the sale of the property, so just confirmation that your offer is plus VAT.

In accordance with recent Money Laundering legislation for non-plc organisations we will require the full name, date of birth and details of the principle primary residence of the ultimate owner of the purchasing entity in order that requisite investigations may be undertaken.

Please note that our client is not obliged to accept the highest offer or indeed any offer.

FOR SALE FREEHOLD – GUIDE PRICE: £395,000 + VAT
FROG & RHUBARB, CHURCH ROAD, SLIP END, LUTON,
LU1 4BJ



- Prominent corner position on Church Road in the well-connected village of Slip End
- Adjacent surfaced car park for approximately 12 vehicles
- Property sits on a plot of c. 0.08 acre, along with an additional 0.102-acre car park opposite
- Large upper floor area, with 3 double-bedrooms, lounge, kitchen and bathroom
- The site is likely to be of interest to local licensed operators, retailers, property investors and developers
- Alternate use potential, subject to obtaining the necessary consents

Location

Slip End is a small, well-connected Bedfordshire village positioned between Luton and Harpenden, benefiting from excellent transport links via Junction 10 of the M1. The village lies approximately 3 miles from both Luton town centre and London Luton Airport. Slip End supports a close-knit residential community and provides a range of local amenities including a primary school, village hall, recreation ground and several independent businesses, all set against attractive surrounding countryside. The village is also well placed for neighbouring towns, with Harpenden around 4 miles to the south, Dunstable approximately 6 miles to the west and St Albans roughly 9 miles to the southeast.

The Frog & Rhubarb occupies a prominent position on the corner of Church Road and Summer Street. The property sits approximately 2 miles from Luton town centre and around 5 minutes' drive from M1 Junction 10.

Property Description

The property comprises a two-storey detached building of traditional brick construction beneath a pitched tiled roof, with single-storey extensions to the rear.

Accommodation

The ground floor is arranged as an open-plan trading operation around an L-shaped central bar servery, with a series of interlinked dining and drinking zones accommodating c. 50-60 covers.

Ancillary accommodation on the ground floor includes a large commercial kitchen and prep area, customer WC facilities, store rooms and a basement cellar.

Private living accommodation is situated at first-floor level and comprises; 3 double-bedrooms, a lounge, kitchen, bathroom facilities and a laundry area.

Externally, the property benefits from a well-maintained enclosed rear trading area with picnic-bench seating. A designated smoking solution is incorporated within the garden layout. There is also a small outside store room.

Parking provision includes an adjacent surfaced car park for approximately 12 vehicles.

The property's Gross Internal Area is around 2,823 sqft. The property plot extends to approximately 0.080 acres, with an additional 0.102-acre car park situated adjacent to the main building.

Tenure

Freehold. The site is held under two separate freehold titles: the public house under Title Number BD54043 and the car park under Title Number BD62429. Title Plans are included on page 5.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed nor within a conservation area. The car park lies within designated Green Belt land. For further information please contact the local authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence.

Fixtures & Fittings

The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. No fixtures and fittings will be warranted and no inventory can be provided. Any branded or leased items and any items owned by third parties will be excluded from the sale.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £27,000 from 1st April 2026. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band C. A copy is available upon request.

Virtual Tour

<https://my.matterport.com/show/?m=gDhFXbhrXQz&help=1>=1&ts=1>

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



Contact: Richard Tole

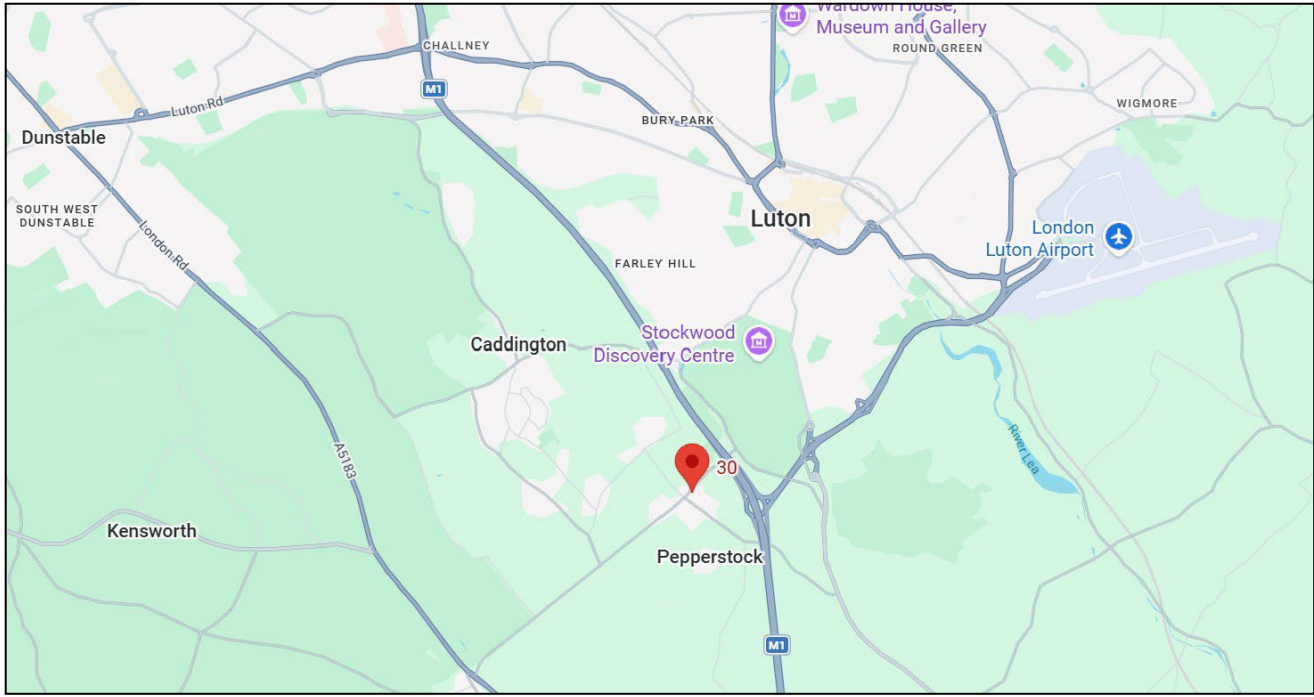
Tel: 07917 088 221

Email: richard@wtscommercial.co.uk





Location Plan



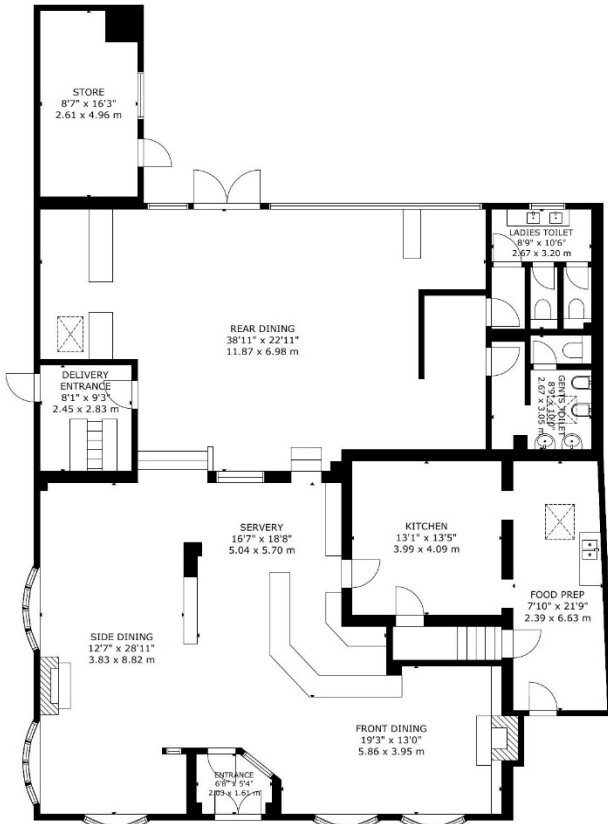
Site Plan



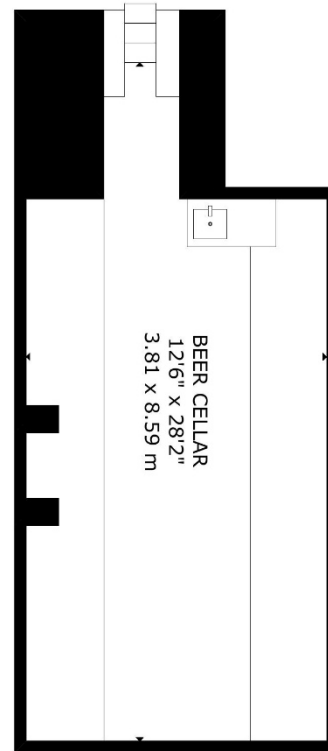
Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

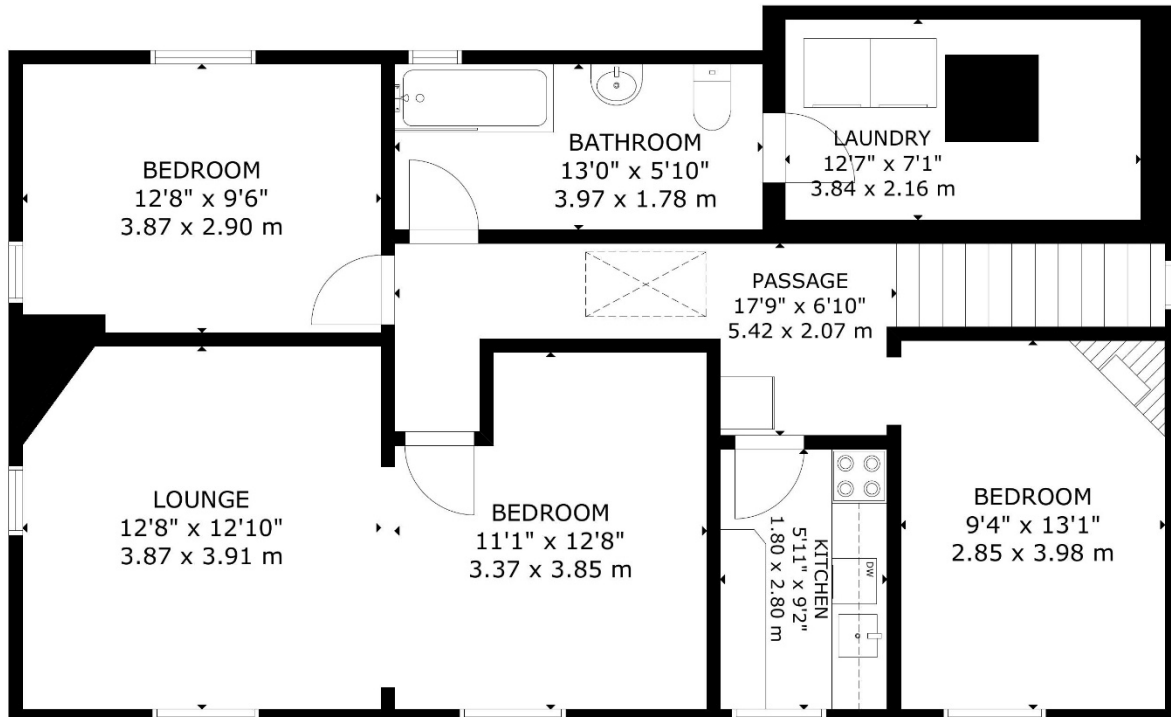
Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.



GROSS INTERNAL AREA



GROSS INTERNAL AREA
TOTAL: 354 m²/3,810 sq ft
BASEMENT: 31 m²/339 sq ft, GROUND FLOOR: 235 m²/2,525 sq ft, FIRST FLOOR: 88 m²/946 sq ft
EXCLUDED AREAS: STORE: 13 m²/139 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERNAL AREA
TOTAL: 354 m²/3,810 sq ft
BASEMENT: 31 m²/339 sq ft, GROUND FLOOR: 235 m²/2,525 sq ft, FIRST FLOOR: 88 m²/946 sq ft
EXCLUDED AREAS: STORE: 13 m²/139 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FIRST FLOOR

Our Services & Offices

