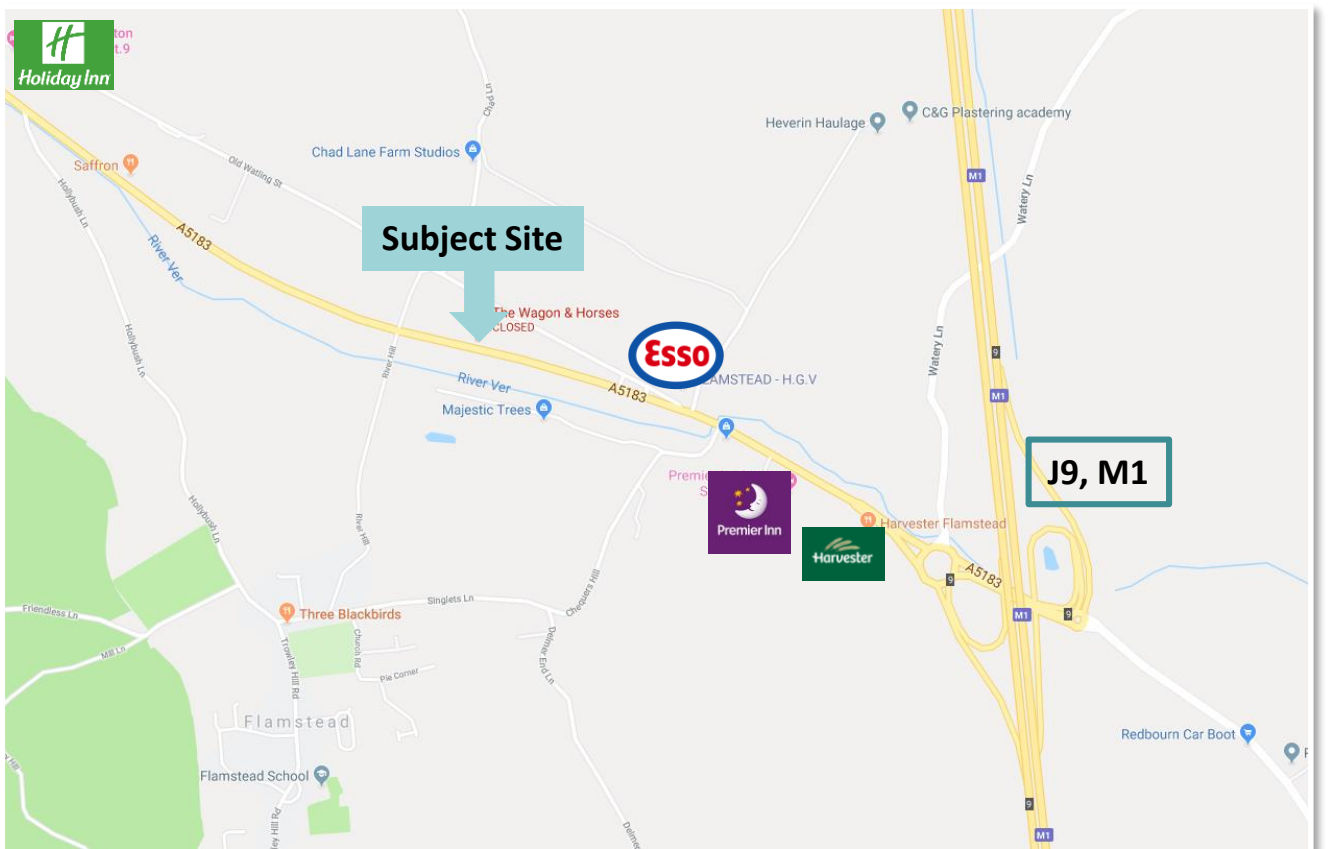


A5 Link Road – Nr. Junction 9, M1 Motorway

Former “Wagon & Horses” Public House

Exciting 0.48 Acre Roadside / Drive Thru Opportunity For Sale, Subject to Planning





Site boundary shown for indicative purposes only

- **22,500 vehicles pass the site daily**
- **Within 0.6 miles of M1 motorway (Junct 9)**
- **Fronting main route to Whipsnade Zoo (5 miles) - over 600,000 visitors pa, open 7 days/wk**
- **Planning consent (May 2017) for an extension to existing building, increasing the total potential building area to 408 sq m / 4,392 sq ft GEA**



Maps & photos courtesy of Google

EPC

Not applicable assuming site is redeveloped

Contact

Please contact Adam Patrick at ESH for further information or to arrange a viewing (strictly by prior appointment)
0207 758 0407 / adam@eshp.com