

**PROMINENT CORNER - TOWN CENTRE - GROUND FLOOR RETAIL PREMISES
2/4/6 HIGH STREET
DAVENTRY
NORTHANTS
NN11 4HT**



****EXCELLENT OPPORTUNITY AT THE CONCESSIONARY RENT OF ONLY
£16,750 PAX**

- **Prominent corner position with display windows to two frontages**
 - **Spacious ground floor showroom/A1 retail unit**
- **Consent previously granted for A3 (Restaurant and café) and A5 (Hot food takeaway)**
 - **Service yard/Parking at rear**
 - **Free shoppers parking close by**
 - **Air conditioning/Heating**
- **Sales area approximately 2,073 sq ft plus ancillary space**
 - **Possibility to divide (Subject To Planning)**
- **Suitable for a variety of other uses (Subject To Planning)**

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk

LOCATION

The spacious character property is prominently positioned at the junction of High Street with Chapel Lane, at the entrance to the towns pedestrianised retail centre incorporating High Street, Sheaf Street, Foundry Walk and Bowen Square. The free surface car park is close by.

Daventry is an important industrial and distribution location in the East Midlands and benefits from excellent strategic links to the motorway and other road networks.

Daventry is accessed from the M1 motorway via Junctions 16 and 18 (Crick/DIRFT) and also has good links with the M45, M6, A14 and the M40.

The town has a district population of approximately 72,000 and a catchment population within 12.5 miles of approximately 290,000. The manufacturing and retail industries are major employers, accounting for 23.7% and 23.5% of the local employment respectively.

DESCRIPTION

The property comprises the ground floor only and has a large open plan sales area. To the rear are kitchen facilities, disabled WC and a storage area with roller shutter door access to the rear loading yard. The unit is fitted with air conditioning (not tested) and display frontages which are fitted with internal roller shutters. There is also a dedicated rear loading yard/car park.



ACCOMMODATION – Which could possibly be divided subject to planning permission.

The existing unit provides:

Sales area	2,072 sq ft	(192.5 sq m)
Store	289 sq ft	(26.85 sq m)
Kitchen	93 sq ft	(8.64 sq m)
Disabled toilet		

Division of the sales area could provide areas of approximately 1,023 sq ft (95 sq m) and 1,050 sq ft (97.5 sq m).

SERVICES

We understand mains services are available but interested parties should make their own enquiries. No tests have been carried out on any appliances or equipment within the property.

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PLANNING

We understand from Daventry District Council that the property benefits from consent for A1 Retail Use. In April 2008 consent was also granted for A3 (restaurant and café) and A5 (Hot food takeaway) (now expired) uses in addition to A1 (retail). Interested parties should verify any intended use with the Planning Authority on 01327 302587. Alternative uses may be considered subject to planning consent for change of use.

RATING DETAILS

2/4/6 High Street, Daventry, Northants, NN11 4HT

Shop and Premises:	
Rateable Value	£23,000
Uniform Business Rate	43.3 pence in the £
Rates Payable 2011/2012	£9,959 per annum

In addition to Business Rates, the property may be subject to a levy administered by Daventry District Council in respect of Daventry BID. For clarification on Business Rates and the Daventry BID Levy, interested parties should make their own enquiries of Daventry District Council.

TERM

The property is offered on a new effectively Full Repairing and Insuring lease for a term to be agreed at a net initial and heavily subsidised rental of £16,750 per annum exclusive.

LEGAL COSTS

The incoming tenant to be responsible for the landlords proper legal costs.

VAT

The prices and rents quoted are exclusive of any VAT that the vendor may have a duty or choose to impose.

A CODE OF PRACTICE FOR COMMERCIAL LEASES

AbbeyRoss Property Consultants encourage landlords and tenants to consider the recommendations of this publication – applicants should enquire directly of the agents to discuss specific terms. For further information please visit www.leasingbusinesspremises.co.uk

VIEWING AND FURTHER INFORMATION

Strictly by appointment only with the agents:-

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