

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

**57 High Street
Daventry
Northants
NN11 4BQ**

**FOR SALE FREEHOLD
WITH VACANT POSSESSION**



Retail premises with separate 2 bedroom flat above

- Self-contained ground floor sales area with storage
 - Separately accessed upper floor flat

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Location

Daventry is a market town in Northamptonshire, approximately 13 miles (21km) west of Northampton, 11 miles (18km) south west of Rugby and 20 miles (32 km) south east of Coventry.

The town benefits from good road communications being situated on the A45 which links directly with the M45 Motorway to the north and the A5 to the south. Junction 16 of the M1 Motorway is approximately 7.5 miles (12 km) to the south east and Junction 18 approximately 7 miles (11 km) to the north east. Birmingham Airport is circa 30 miles (48 km) to the north west.

The nearest train service is from Rugby or Northampton both providing services to London Euston and Birmingham New Street and beyond.

Daventry, located within the West Northamptonshire Unitary District, has a 2019 estimated population of 84,500, up from 77,543 in the 2011 Census, of which circa 60% fall within the 18-64 age bracket. Daventry is a large, mainly rural district covering circa 250 sq miles but with the second smallest population within Northamptonshire.

The property is situated on the south side of the High Street close to Bowen Square which provides circa 110,395 sq ft of retail space and is anchored by a Waitrose supermarket. The centre has attracted other national occupiers to include Boot's, Dominoes, Greggs, EE, Savers and Costa Coffee. The Bowen Square offers 110 cap parking spaces and benefits from being adjacent to a 45,000 sq ft Tesco Supermarket which provides a further 500 car spaces.

The property is situated towards the western end of the High Street close to a footpath link through to Foundry Walk with adjacent occupiers of Jackson Grundy and Chelton Brown Estate Agents, 4Kandles Hardware Store and Stationary arts & Crafts.

Along the High Street partially restricted on-street parking bays are provided immediately outside the property.

Description

The property comprises a retail shop at ground floor level and self-contained flat above with access off the covered walkway to the side of the property. The building is of stone construction with a brick built rear extension under a pitched small slate covered roof.

The ground floor provides an open plan sales area fitted with a suspended ceiling incorporating recessed LED light panels and with shelving in situ. To the rear of the sales area there are stairs leading up to a single storey brick built extension under a flat felt covered roof which provides a storeroom with a fire exit leading out on to the side passageway, a kitchen and wc.

The upper floor flat is access to the rear off the side passageway and comprises kitchen, lounge, bedroom and bathroom on the first floor and a further bedroom on the second floor. Attic storage.

Accommodation

Ground Floor Sales Area

Internal Width 15 ft 10 ins / 4.82 sm reducing to 13 ft / 3.96 sm
Sales Depth 36 ft 9 ins / 11.19 sm

Total Net Sales Area	525 sq ft / 48.77 sm
Storage	398 sq ft / 36.98 sm
Kitchen WC	51 sq ft / 4.7sm
Total Net Ground Floor Area	974 sq ft / 90.49sm

First Floor Flat

Comprises kitchen, lounge, bedroom, bathroom and bedroom 2.

Total Gross Internal Floor Area 465 sq ft / 43.2 sm

Second Floor Attic

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Services

The property is fitted with all mains gas, electricity and water supplies with drainage into the mains sewers. The residential accommodation is fitted with gas fired radiator central heating.

No services have been checked or tested.

Rating Details

57 High Street, Daventry, Northants NN11 4BQ
Shop and Premises - Rateable Value £8,200

57a High Street, Daventry, Northants NN11 4BQ
Flat – Band A

Further enquiries should be directed to Daventry District Council (Tel 0300 126 7000).

Terms

The property is available freehold with vacant possession at offers in the region of £260,000 subject to contract.

Value Added Tax

VAT may be payable on the purchase price and/or on the rent and/or on other charges. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position and, if necessary, taking professional advice.

Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge upon request.

RICS 1st Edition of the Code for Leasing Business Premises / Money Laundering

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm

Please note that all prospective purchasers or lessees will need to be verified for anti-money laundering purposes prior to a sale or letting contract being agreed.

Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
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Victoria Promenade
Northampton NN1 1HH

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Contact: Robin Ungemuth

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