



1 High Street, Daventry,
Northamptonshire, NN11 4BW

HOWKINS &
HARRISON

To Let - 1 High Street, Daventry, Northamptonshire, NN11 4BW

Ground floor prime retail space.

1226 sq. Ft. (114 sqm)

£23,000 per annum

Features

- High street retail space
- Glass display frontage
- Office space at the rear
- Situated at the heart of Daventry Town
- Circa 1226 sq.ft of space
- Excellent links to the A45 and M1

Location

Situated at the heart of Daventry town, in direct access of retail units. The property is 4 miles from Lond buckby railway station offering direct services to London, Birmingham and many other major cities. Daventry is a growing city with lots of new residential developments happening and being an industrial hub which attracts a lot of workers.

Description

Vacant retail unit consisting of former banking hall, meeting rooms, with ancillary staff accommodation and WCs.



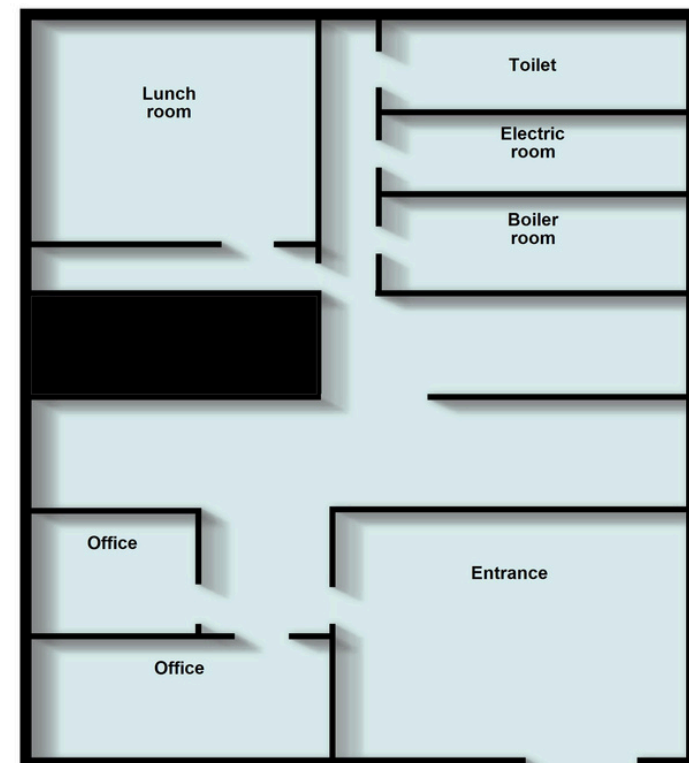




Accommodation

Description	SQ Metres	SQ Feet
Ground floor Zone a	52.5	565.1
Ground floor Zone b	31.7	341.2
Ground floor Zone b	12.2	131.3
Ground floor Zone c	4.9	52.7
Ground floor storage	7.8	83.9
Ground Floor staff room	10.5	113.1
Total	119.6	1287.3

Ground Floor



Services

We understand this property has connections to all of the usual mains services. Interested parties are advised to make their own enquiries of the relevant authorities regarding the use of these services.

Tenure

Leasehold.

Asking Terms

The property will be offered To Let for £23,000 per annum by private treaty and interested parties should submit their offers to the agent's Commercial team.

EPC

TBC

Anti Money Laundering Regulations

Under the Money Laundering Directive (SI2017/692) we are required to take full identification (e.g. photo ID and recent utility bill as proof of address) from a potential buyer before accepting an offer on the property. Please be aware of this and have the information available.

Business Rates

The property is listed with a Rateable Value of £13,750

Legal Costs

Each party to bear their own legal costs incurred.

Viewing

All viewings and information to be obtained by the sole agents, Howkins & Harrison.

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Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



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