



For Sale: Freehold Investment Opportunity
32-34 High Street, Daventry, Northamptonshire, NN11 4HU

HOWKINS &
HARRISON

Freehold Investment Opportunity

32-34 High Street, Daventry, NN11 4HU

In Total: 3,110.47 SqFt (288.96 SqM)

Guide Price: £320,000 exclusive

Features

- Freehold investment opportunity
- Prominent high street location
- Potential for growth and/or alternative use subject to planning
- Well-established tenants

Location

The property is situated on the High Street in Daventry. Its central position ensures a steady flow of footfall from residents and visitors. Daventry provides ample and free town centre parking, which significantly enhances its drawing power for shoppers arriving by car. The street's traditional architecture provides a charming aesthetic, fitting well with the character of a market town. The street features a mix of local businesses, from long-standing independent shops to recent additions, contributing to a varied but accessible shopping environment.

Daventry is a well-connected market town in Northamptonshire, offering a balance of business opportunities and a comfortable lifestyle. With easy access to the M1 and A45, it is a practical choice for businesses, particularly in logistics and retail. The town has a mix of independent shops, supermarkets, and growing commercial spaces, alongside green areas like Daventry County Park. With good schools, and local amenities, Daventry provides a convenient and welcoming place to live and work.





Description

The property comprises a Grade II listed mid-terrace, three-storey property with recently repainted and rendered frontage, split into four separate retail units: a Children's Clothing Shop, a Chinese Takeaway and two units let to a Beautician. The property has been repaired and repainted externally over the last year. It has had a new roof and windows, the brickwork has been repointed, outside rendered and painted, all in addition to general repairs.

The property has been measured in accordance with the RICS Measuring Practice and provides the following approx. NIA:

Description			SQ Metres	SQ Feet
Unit 32	GF – FF, Bsmt	Chinese Takeaway	146.69	1,578.94
Unit 34	GF	Children's Clothes Shop	42.94	462.21
Unit 34a & 34b	FF - SF	Beauticians	99.34	1,069.32
Total Area			288.97	3,110.47

Utilities

It is understood that the property is connected to mains water, electricity and drainage services.

Please note that Howkins & Harrison have not tested the availability or adequacy of the services, but it is assumed that the supplies are sufficient for its proposed use.

Planning

The property has planning permission for class 'E' but would be suitable for other uses subject to planning.

32 - 34 High Street is a Grade II listed property and is situated within a conservation area.



Investment Details

Chinese Takeaway - Public Chinese.

Rent Roll: £16,500 pa (£10.45/sq.ft)
Term: 15 Years lease (expires 2037)
Rent Review: Four yearly reviews - next review 30.03.26

Children's Clothes Shop - Kids Exchange.

Rent Roll: £6,600 pa (£14.28/sq.ft)
Term: Lease expired in 2022 (in-situ for 6 years)

Beauticians - The Haven Beauty Clinic.

Rent Roll: £8,000 pa (£7.48/sq.ft)
Term: Lease expired in 2015 (in-situ for 20+ years)

Total Rent Roll = £31,100 pa

The property is potential for rental growth and/or alternative use subject planning.

Business Rates

The units are assessed for the purposes of the 2026 Rating List as follows:

Property	Description	Rateable Value
32, High Street, Daventry	Shop And Premises	£4,900
34, High Street, Daventry	Shop And Premises	£4,800
34a & 34b, High Street, Daventry	Beauty Clinic	£8,500



EPC

32 High Street 25 Jan 2032 D (98)

34 High Street TBC

34a High Street 12 Dec 2033 B (50)

34b High Street TBC

Tenure

Freehold Investment Sale, subject to existing tenancies

Plan, Area and Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

Legal Costs

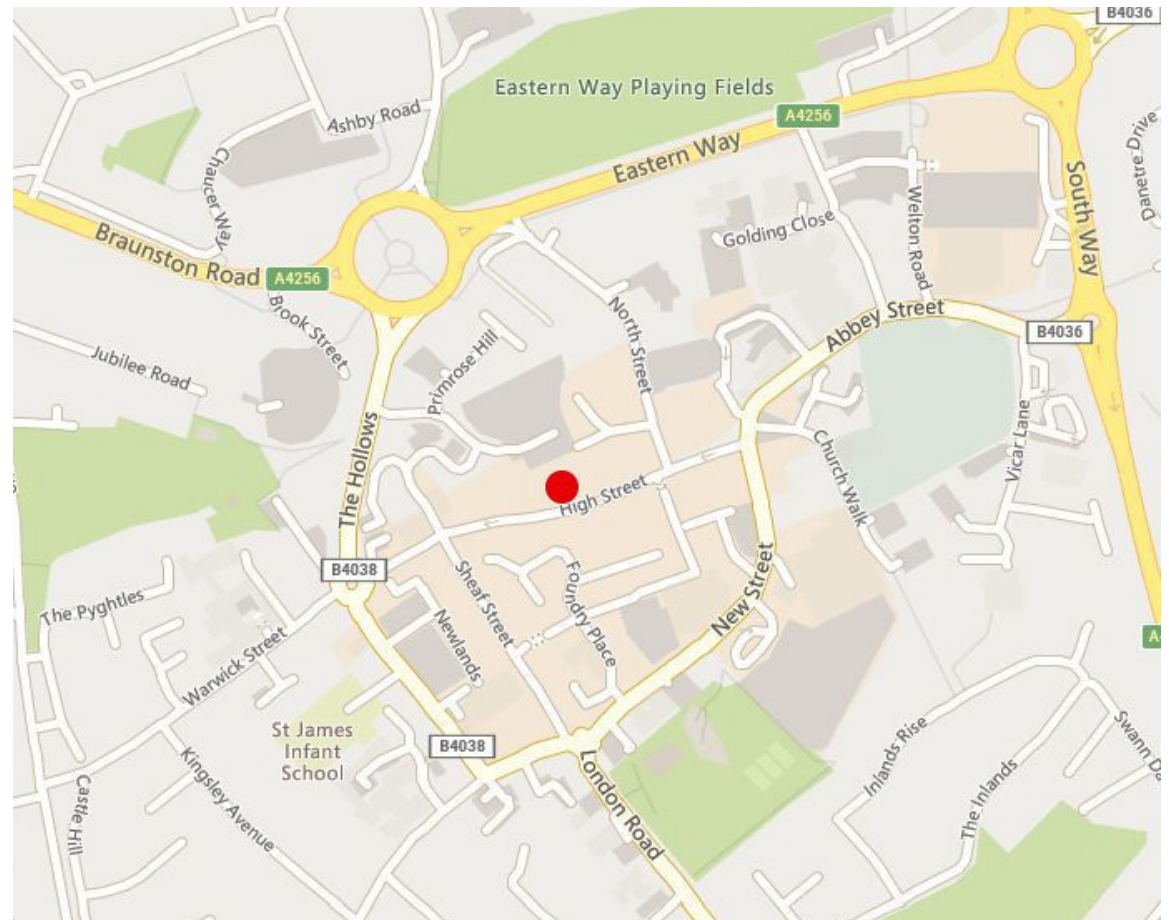
Each party to bear their own legal costs incurred in documenting the transaction.

Identity and Compliance Checks

To comply with our legal and regulatory obligations, we are required to complete identity and compliance checks on tenants prior to a tenancy proceeding. Tenants will be asked to provide the relevant details as part of this process. We are unable to formally accept an offer until the required information has been provided and the necessary checks have been completed.

Viewing

Viewings strictly by prior appointment with sole agents Howkins & Harrison LLP. Please contact Alex Brown on 01788564680.



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.



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