



For Sale - Former Nursery / Development Site
2 Sheaf Street, Daventry, Northamptonshire, NN11 4AB &
1 Tavern Lane, Daventry, NN11 4XF

HOWKINS &
HARRISON

For Sale by Private Treaty

2 Sheaf Street, Daventry, Northamptonshire, NN11 4AB & 1 Tavern Lane, Daventry, NN11 4XF

Three Storey Former Nursery in the historical heart of Daventry.
GIA: 379 sq.m. (4,079 sq.ft).

Guide Price: £300,000.

Location

The property is situated on the popular and characterful Sheaf Street, a key part of the Daventry town's retail offering and providing a practical and functional location for high street commercial units. Its central position ensures a steady flow of footfall from residents and visitors.

To this end, Daventry provides ample and free town centre parking, including convenient car parks just off Sheaf Street, 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.



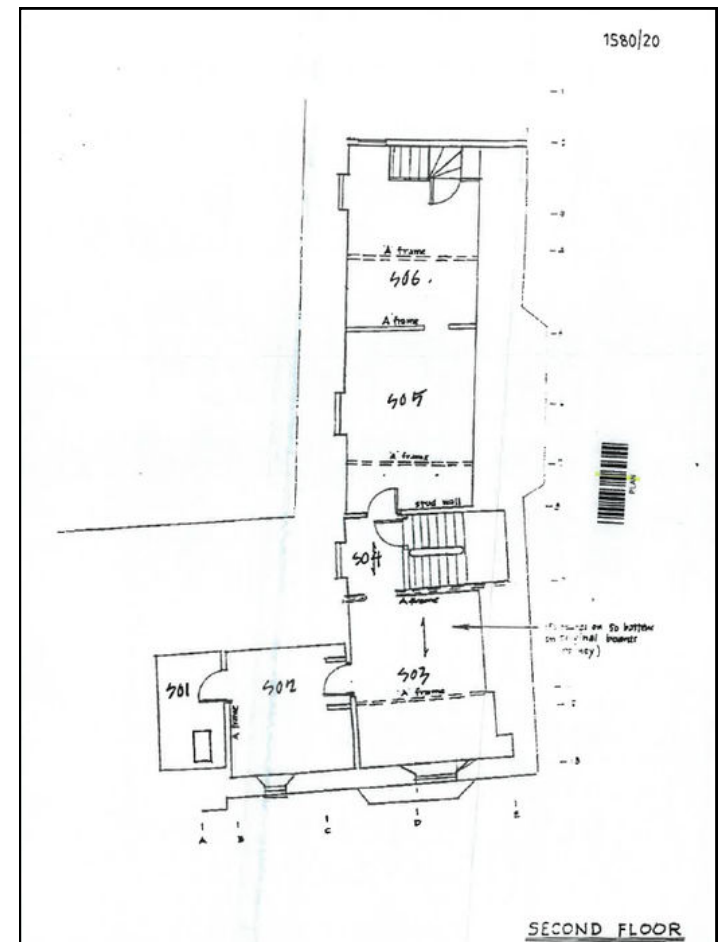
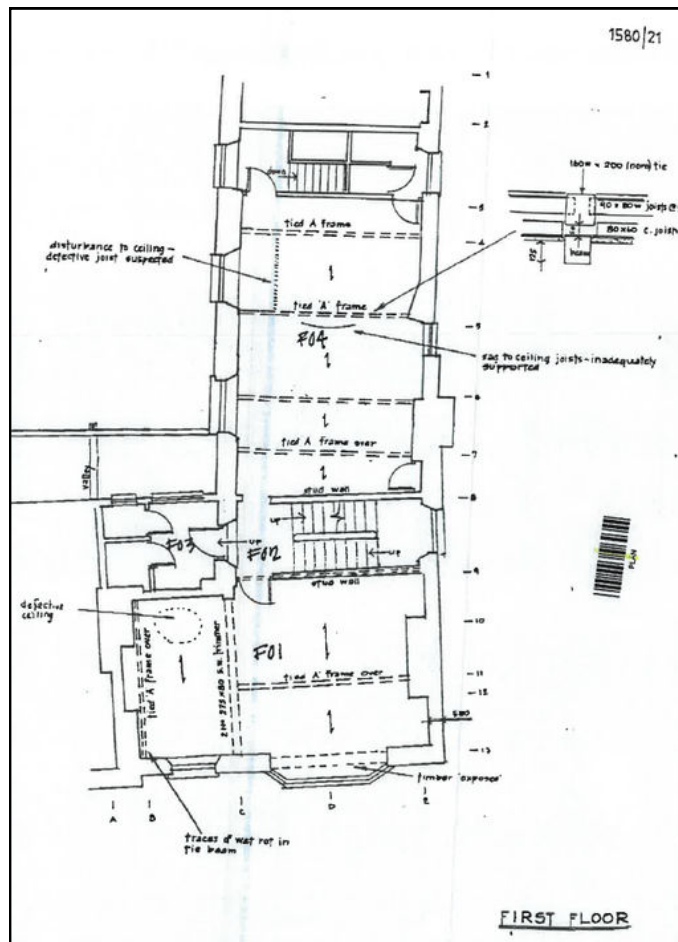
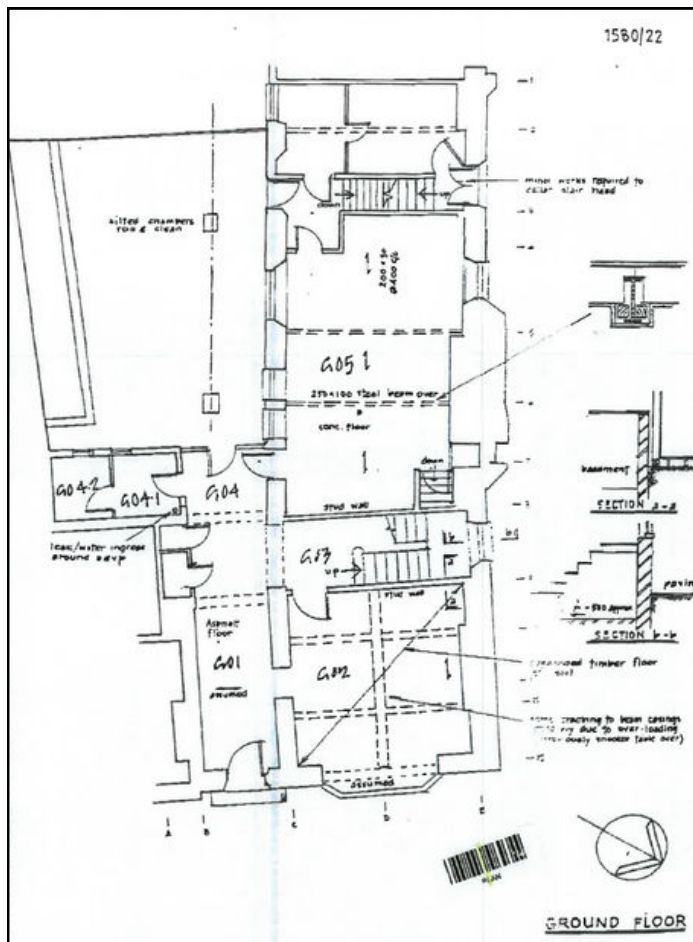


Description

The property is a multi-story building, constructed of painted white stucco or plaster. The building displays architectural features such as crenelated parapets (crests or battlements) prominent bay window on the second floor.

Accommodation	SQ.M	SQ. FT.
Grd Flr Nursery	24.29	261.45
Grd Flr WCs	4.50	48.43
Grd Flr Nursery	37.36	402.13
Grd Flr Kitchen	12.65	136.16
Grd Flr Nursery	23.39	251.76
Grd Flr WCs	4.47	48.11
Grd Flr Nursery	23.09	248.53
1st Floor Office	36.70	395.03
1st Floor Office	44.19	475.65
1st Floor Nursery	42.06	452.73
2nd Floor Storage	92.64	997.16
Bsmt Storage	3.58	38.53
Bsmt Storage	14.25	153.38
Total Area	379	4079.52





Planning

For the purpose of this report, we shall assume that the property has planning permission for its current use as commercial until within an 'E' Class under the Town and Country Planning Act Use Classes order 1987 as amended in September 2020.

The property is Grade II listed. Any change of use from the current use class would require a planning application.

Contract Pack

A comprehensive digital information pack has been collated and access can be provided to interested parties upon request.

The purchaser will be expected to reimburse the vendor for the cost of the searches in addition to the purchase price.



Utilities

It is assumed that the property is connected to all mains services to include water, gas, electricity, and drainage. 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.

Anti Money Laundering

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.

Method of Sale

The property is offered for sale by private treaty.

Outgoings

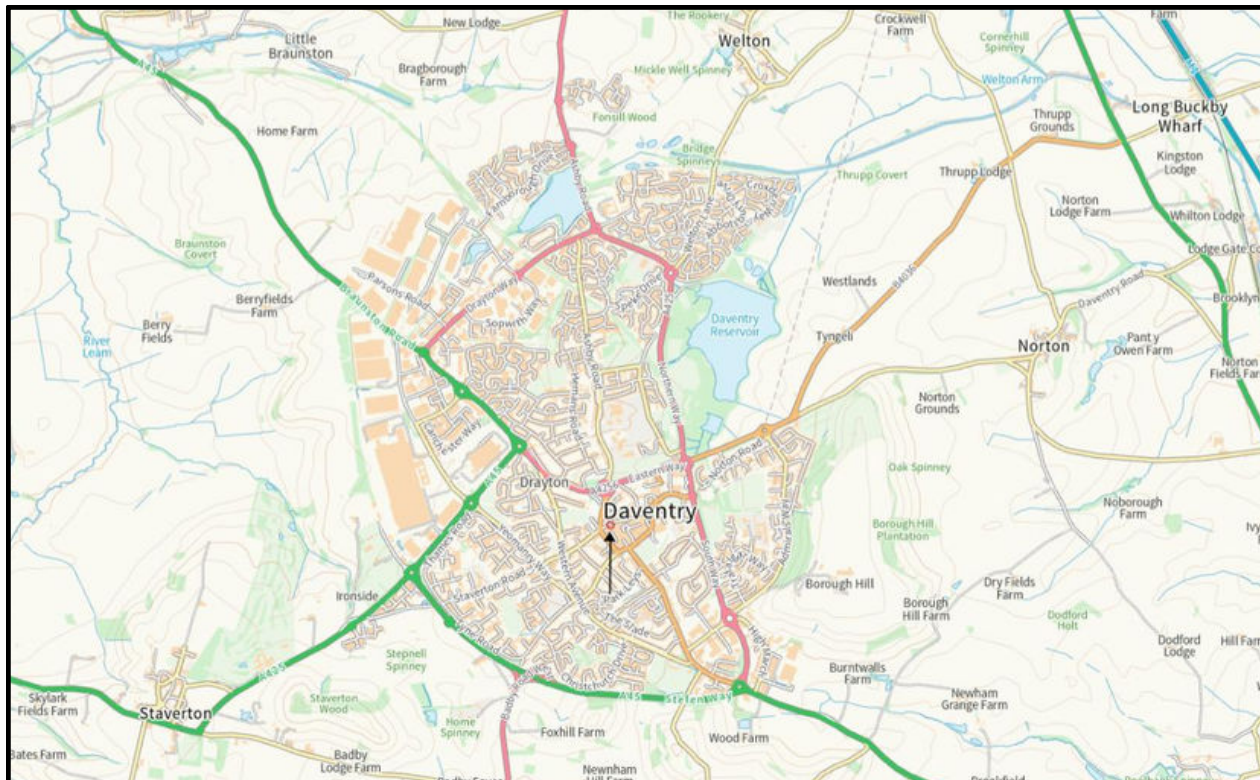
We have established from the Valuation Office Agency website that the property has the following rateable value of £30,000 as of the 1 April 2023 and is listed as Day nursery and premises.

EPC

We have had regard to the Government website and the property had an EPC rating of E.

Viewings

Strictly by prior appointment with Howkins & Harrison LLP.
Please contact Alex Brown or Charles Morton 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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