



TO LET

9 High Street Daventry NN11 4BG

**Commencing Rent - £15,000 Per Annum
Exclusive**

- High Street Location
- Ground Floor Retail Unit with a Wide Window Frontage
- NIA: 111 sq m (1,194 sq ft)

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.

George and Company (Surveyors) Limited

62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk

Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George
& company**
chartered surveyors


RICS
Regulated by RICS

Location

The property is located within a prominent position on High Street which, together with Sheaf Street, provides the traditional retail area of Daventry Town Centre.

Daventry historically is a market town and civil parish in the West Northamptonshire unitary authority in Northamptonshire, England, close to the border with Warwickshire. At the 2021 Census Daventry had a population of around 28,000 making it the sixth largest town in Northamptonshire.

Description

The property comprises a ground floor shop with a glazed frontage. Internally the shop provides an internal store, together with WC and kitchen facilities.

Accommodation

The accommodation briefly comprises (NIA): -

The Net Internal Area is -

Retail Area	96 sq m	(1,033 sq ft)
Store	15 Sq m	(161 sq ft)
WC		

Business Rates

The rateable value in the 2026 Rating list is £5,900

Services

We understand that mains' water, drainage and electricity are connected to the property.

Use Class

The property is understood to be Class E use.

Tenure

The suite is available on a new lease on terms to be agreed at a commencing rent of £15,000 exclusive.

Energy Performance Certificate

The EPC has expired and a new EPC has been commissioned. The certificate will be made available to interested parties when available.

Service Charge

Further details are available on request.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

VAT

The owner reserves the right to charge VAT at the prevailing rate if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

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Rugby CV21 2PS

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