

SHOP TO LET

DAVENTRY
34 HIGH STREET, NN11 4HU

**brasier
freeth.**
CHARTERED SURVEYORS

The Edward Hyde Building
38 Clarendon Road
Watford
Hertfordshire – WD17 1HZ

01923 210810
www.brasierfreeth.com



LOCATION

The subject property occupies a good location on Daventry High Street, which comprises a variety of thriving independent businesses, as well as a number of national multiples including **Nationwide, Argos, Debra** and **Lloyds**.

DESCRIPTION

The shop is arranged over ground floor, with a front sales area and ancillary storage / kitchenette / external WC to the rear.

ACCOMMODATION

The property has the following approximate dimensions and floor areas:-

Shop Width	3.53 m	11 ft 7 ins
Shop Depth	9.87 m	32 ft 5 ins
Ground Floor Area	40.92 sq m	441 sq ft

TERMS

Available on a new full repairing and insuring lease on terms to be agreed.

RENT

£5,000 per annum exclusive plus VAT (if applicable).

EPC

Details available upon request. Rating - E - 113.

RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £5,300.

For rates payable for year to 31 March 2020 please refer to the Local Charging Authority, Daventry District Council - 01327 871100.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

LON000951

VIEWING | Strictly by appointment through this office with:

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These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract.
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Experian Goad Plan Created: 12/09/2019

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50 metres

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