



GROUND FLOOR RETAIL UNIT - TO LET

12a Sheaf Street, Daventry, NN11

£8,000 PER ANNUM EXCLUSIVE
3-MONTH RENT DEPOSIT

An attractive early seventeenth-century ground floor retail unit, located within the boutique pedestrianised section of Sheaf Street in Daventry's Conservation Area. This Grade II Listed property features a traditional shopfront comprising a timber surround with profiled fascia signage board, two-unit glazed display window, and a timber-panelled, part-glazed entrance door.

Internally, the premises has a well-proportioned main retail area with neutrally decorated walls and exposed timber flooring. A hinged timber floor hatch opens to reveal a fixed timber stair providing access to a brick and stone cellar beneath part of the unit. To the rear, there is a staff WC, a storage cupboard, and direct access to the rear courtyard and the nearby St James' and Newlands public car parks.



01327 361664
davidcosby.co.uk

 **DAVID COSBY**
CHARTERED SURVEYORS

Ground Floor Retail Unit

12a Sheaf Street, Daventry, NN11 4AB

A DISTINCTIVE PERIOD RETAIL SPACE IN DAVENTRY'S CONSERVATION AREA

Rent:

£8,000 per annum exclusive
3-month rent deposit

Accommodation:

The property provides the following approximate areas:

- GF Retail Area (NIA): 42.0 sqm
- GF GIA (including WC and rear lobby): 47.6 sqm
- Cellar: 25.0 sqm
- Total GIA (approx): 72.6 sqm

All areas are approximate and measured in accordance with RICS Property Measurement Standards (2nd Edition). The cellar is not included in the NIA figure and may not be suitable for all storage purposes.

EPC:

Not Applicable – Grade II Listed

Utilities:

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

Business Rates:

Interested parties should make enquiries of the Valuation Office Agency to establish the current rateable value for the premises.

Conservation Area:

The property is Grade II Listed and located within a Conservation Area.

Broadband Availability:

Ultrafast Broadband Available up to 1800 Mbps

Local Authority:

West Northamptonshire - Daventry Area, Lodge Road, Daventry, Northants, NN11 4FP

Legal Costs:

Each party is to bear their own legal and professional costs incurred in the transaction.

Viewings:

Strictly by appointment through the sole agents David Cosby Chartered Surveyors

Features:

- Attractive C17th Grade II Listed retail premises
- Prominent position on Sheaf Street
- Daventry's Conservation Area
- Well-proportioned main retail space
- Floor hatch providing access to two-bay cellar
- Rear lobby and Staff WC
- Suitable for a variety of Class E uses (subject to planning)
- Public car parking available nearby



A characterful Grade II Listed retail unit with period features, located on the sought-after pedestrianised Sheaf Street in Daventry town centre, offering versatile ground floor accommodation with ancillary cellar and rear access to public parking.

Accommodation

Main Shop Floor

The main retail space retains several period character features, including exposed original oak ceiling beams and recessed display niches. The interior is neutrally decorated, providing a flexible backdrop suitable for a variety of retail or customer-facing uses. The shop is fitted with multiple low-level power points and benefits from two centrally positioned rail-mounted spotlight fittings providing artificial lighting. Solid stained timber floorboards extend throughout and lead to the rear of the unit, where access is provided to the rear lobby and WC facilities.

Rear Lobby

The rear lobby features a steel-lined external security door providing access to the communal rear courtyard area. The floor is finished with timber-effect laminate boarding. A useful built-in storage cupboard with double swing timber-panelled doors is located to one side, offering practical storage space.

Staff WC

The staff WC is fitted with a close-coupled toilet and a corner-mounted ceramic wash hand basin with chrome mixer tap set on a timber-panelled pedestal. The walls are neutrally decorated, and natural light is provided via a timber casement window fitted with internal security bars. Additional amenities include an electric wall-mounted hand dryer and an electric water heater serving the basin.

Cellar

Accessed via a hinged timber floor hatch positioned to the rear of the shop floor, the cellar comprises a two-bay space with fixed timber steps leading down. The walls are constructed of solid brick and stone masonry. The area may offer potential for light ancillary storage of non-perishable items, subject to the tenant's own assessment of suitability.

Lettings Advice for Local Landlords

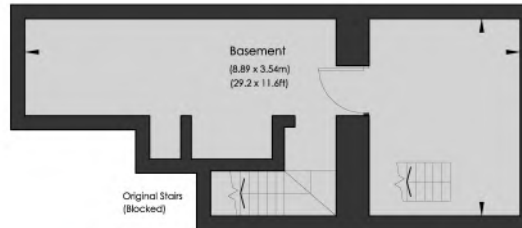
Let our experienced team of Chartered Surveyors and Estate Agents help you unlock the full potential of your commercial property. With in-depth local knowledge, targeted marketing strategies, and a personalised approach, we ensure your premises attract the right tenants quickly and efficiently. From rental appraisals to lease negotiation, we offer professional guidance at every stage.



Sheaf Street, Daventry, NN11 4AB

Approximate NIA (Net Internal Floor Area) Exc. WC & Cellar = 42 sqm (452 sqft)

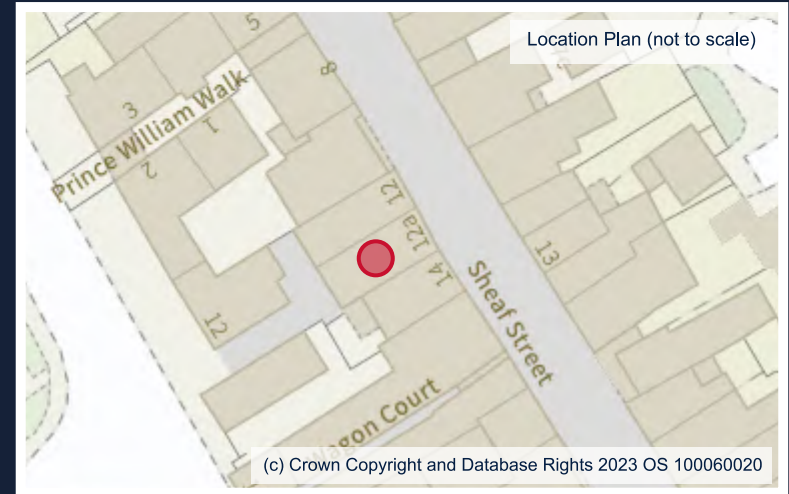
David Cosby Chartered Surveyors & Estate Agents
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



CELLAR FLOOR GIA = 25 sqm (269 sqft)



GROUND FLOOR GIA = 47.6 sqm (512 sqft)



Important Notice

These particulars are provided as a general outline for the guidance of prospective tenants and do not constitute an offer or contract, or part of one. All descriptions, dimensions, areas, references to condition, and any planning or usage permissions are given in good faith and are believed to be correct, but any prospective tenant should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy by inspection or otherwise. No person in the employment of David Cosby Chartered Surveyors has any authority to make or give any representation or warranty whatsoever in relation to the property. All figures quoted are exclusive of VAT unless otherwise stated. David Cosby Chartered Surveyors shall accept no liability for any information prepared by third parties that may be included within this brochure.

Anti-Money Laundering:

In accordance with current legislation, prospective tenants will be required to provide proof of identity and address prior to the completion of any transaction. Where applicable, this may include:

- 1) Corporate structure and ownership details
- 2) Identification and verification of ultimate beneficial owners

12a Sheaf Street, Daventry NN11 4AA

Visit us online
davidcosby.co.uk

David Cosby Chartered Surveyors

Maidford Road | Farthingstone | Northamptonshire | NN12 8HE

t: 01327 361664 e: enquiries@davidcosby.co.uk



DAVID COSBY
CHARTERED SURVEYORS

rightmove 

