



GROUND FLOOR RETAIL UNIT - TO LET

52 High Street, Daventry, NN11 4HU

£12,000 PER ANNUM EXCLUSIVE
3-MONTH RENT DEPOSIT

A well-presented Grade II Listed ground floor retail unit in a prominent High Street position. The property provides an attractive retail area of approximately 70sqm GIA, with separate kitchenette and W.C., and a substantial basement of approximately 38sqm GIA for ancillary non-perishable storage.

The traditional timber shopfront offers strong display frontage, with secondary pedestrian access via a private side passage linking to the High Street short-stay car park. A small enclosed courtyard is located to the rear.

Currently trading as a florist, the premises are suitable for a range of Class E uses (subject to any necessary consents), benefitting from excellent town-centre visibility and footfall.



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 **DAVID COSBY**
CHARTERED SURVEYORS

Ground Floor Retail Unit

52 High Street, Daventry, NN11 4HU

A CHARACTERFUL GRADE II LISTED HIGH STREET RETAIL UNIT WITH PROMINENT FRONTAGE

Rent:

£12,000 per annum exclusive
3-month rent deposit

Accommodation:

The property provides the following approximate areas:

- GF Retail Area (NIA): 60.7 sqm
- GF GIA (including WC and Kitchen): 69.6 sqm
- Cellar GIA: 38.0 sqm
- Total GIA (approx): 107.6 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:

Rating: E

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:

- Grade II Listed retail premises
- Prominent High Street position
- Attractive traditional shopfront
- Separate kitchenette and WC facilities
- Basement storage with stair access
- Private side access via shared passageway
- Small courtyard area
- Public car parking available nearby



A characterful Grade II Listed High Street retail unit with prominent frontage, ancillary basement storage, and rear access to public parking, suitable for a range of Class E uses.

Accommodation

Shop Floor

The principal retail area is arranged to the front of the premises, featuring a raised display plinth and a traditional steel support column. The floor is laid with exposed and stained pine boarding, and the walls are finished in a neutral grey emulsion. A wall-mounted air-conditioning unit is installed, and a rustic counter delineates the front trading space from the rear preparation and storage areas. A timber cupboard houses the mains electrical intake and consumer unit. To the rear of the main shop floor, the accommodation is currently configured for preparation and storage, finished with heavy-duty loop-pile carpet and grey emulsion walls. A further wall-mounted air-conditioning unit is provided. Lighting is predominantly fluorescent strip fittings. Fitted shelving and worktops are installed, and a double-glazed Velux roof-light provides natural illumination to the central workspace. There is also a useful built-in storage cupboard with internal lighting. A panel door gives access to the basement stairs. The rear storeroom is accessed via a timber flush door and is similarly carpeted with painted blockwork walls, shelving and work surfaces. A solid oak door opens to the side passageway, providing access to the rear courtyard and nearby car park.

Kitchenette

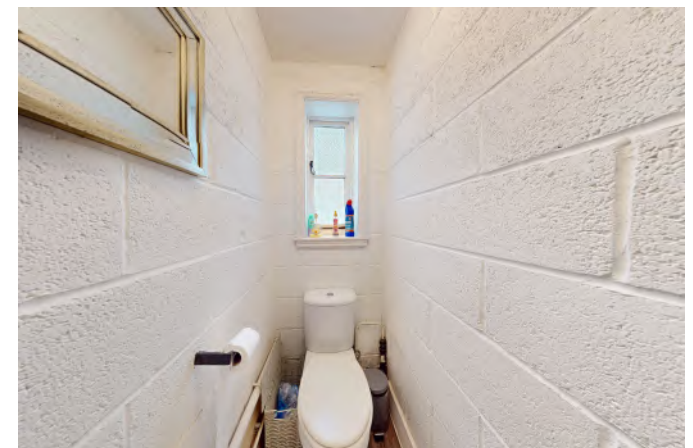
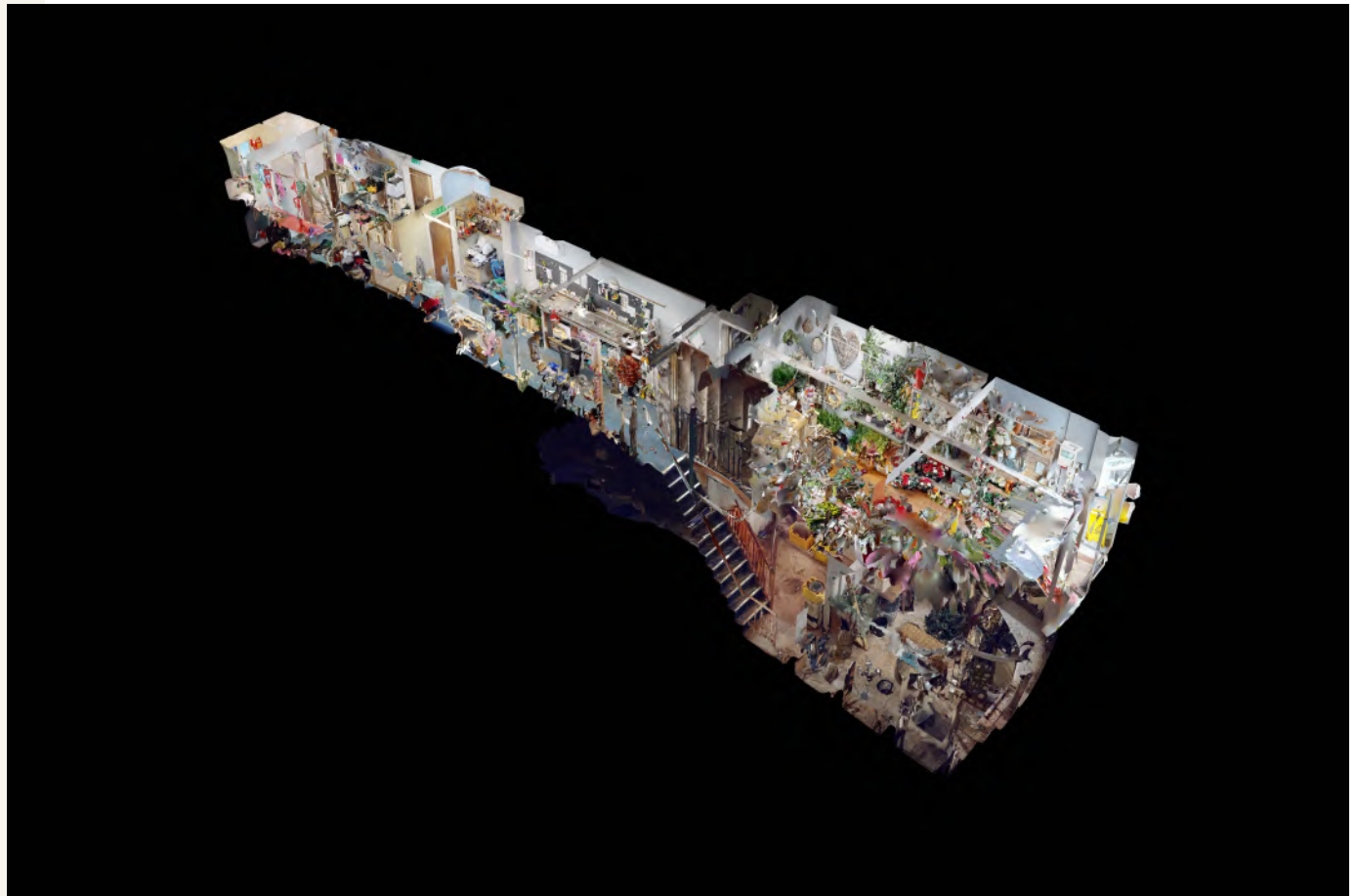
The kitchenette is finished with painted blockwork walls and benefits from a traditional timber-framed two-light window providing natural light and views to the rear courtyard. Fittings comprise a base cupboard, wall unit, open shelving, and a stainless-steel sink with chrome mixer tap. There is space for a fridge-freezer beneath the counter. Flooring is laid in sheet vinyl for ease of maintenance.

WC

The WC is fitted with a close-coupled toilet and a wall-mounted wash-hand basin with tiled splash-back. A timber-framed window to the rear elevation provides natural light and walls are finished in painted blockwork.

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.



Location

The property is centrally located in the historic market town of Daventry, approximately 13 miles west of Northampton and 10 miles south-east of Rugby.

The town enjoys excellent transport connections via the A45, A361, and A5, with the M1 motorway (Junction 16) within easy reach. Long Buckby railway station, approximately six miles away, offers regular services to Birmingham and London via the West Coast Main Line.

Daventry benefits from a growing residential population supported by new housing developments, contributing to increased footfall in the town centre. Public car parking is readily available nearby.



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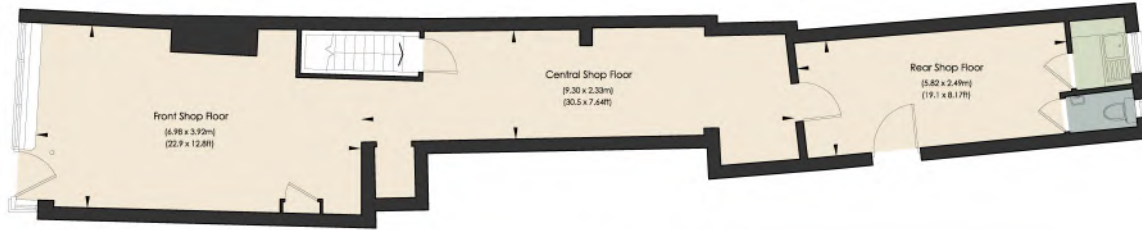
Ground Floor : Gross Internal Area (GIA) – 69.6 sqm (749 sq ft)

Basement: Gross Internal Area (GIA) – 38.0 sqm (409 sq ft)

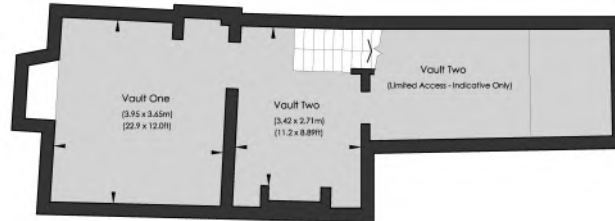
Combined Total (GIA): Approx. 107.6 sqm (1158 sq ft)

David Cosby Chartered Surveyors & Estate Agents

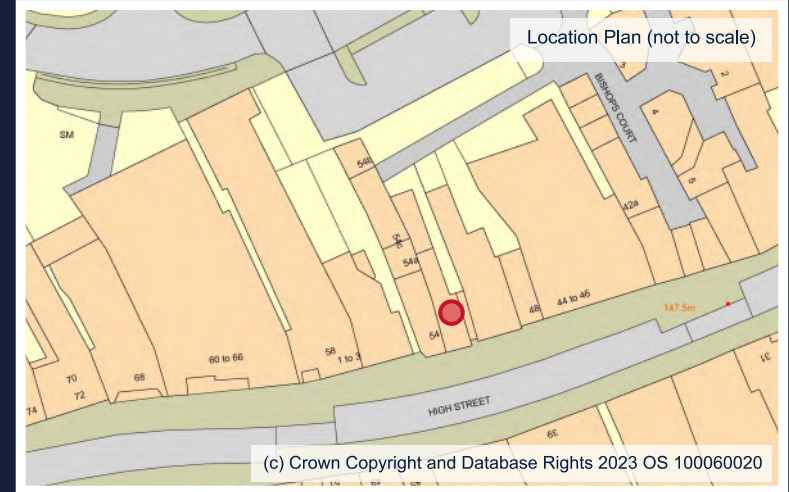
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation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



GROUND FLOOR NIA = 60.7 sqm (653 sqft)



BASEMENT FLOOR NIA = 31.2 sqm (336 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

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