



GRADE II LISTED RETAIL PREMISES TO LET

Sheaf Street, Daventry, NN11 4AB

£750 PER MONTH | 3-MONTHS RENT DEPOSIT

An attractive Grade II Listed ground-floor retail unit, located within the pedestrianised section of Sheaf Street in Daventry town centre and within the Conservation Area. The property features a traditional shopfront with panelled detailing, broad glazed display frontage and a part-glazed entrance door with top-light.

Internally, the premises provide a well-proportioned open-plan retail area extending to the rear of the unit, together with a separate store, WC and kitchenette. The retail area is finished with painted walls, slate-effect flooring and track-mounted spotlighting, with heating provided by wall-mounted electric panel radiators.

To the rear, the property benefits from a separate external access leading towards Newlands car park, providing useful secondary access for staff, servicing and deliveries.



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CHARTERED SURVEYORS

Grade II Listed Retail Unit

Sheaf Street, Daventry, NN11 4AB

Rent

£9,000 per annum exclusive
3-month rent deposit

Features

- Attractive Grade II Listed retail premises
- Prominent position on Sheaf Street
- Daventry town centre Conservation Area
- Open-plan main retail space
- Separate rear store
- Kitchenette and WC
- Rear access towards Newlands car park
- Suitable for a variety of Class E uses
- Public car parking available nearby
- Approximate NIA of 60 sq m (646 sq ft)

Accommodation

The property provides the following approximate accommodation:

- Retail Area: 9.19m x 4.35m (30'2" x 14'3")
- Store: 4.07m x 2.78m (13'4" x 9'1")
- Kitchenette: 3.99m x 3.98m (13'1" x 13'1")
- WC
- Total NIA: approximately 60 sq m (646 sq ft)

All areas and dimensions are approximate and are provided for guidance only.

Utilities

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

Business Rates

Interested parties should make their own enquiries of the Valuation Office Agency and West Northamptonshire Council to establish the current rateable value and any business rates payable.

Conservation Area

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

Broadband Availability

Ultrafast Broadband Available with Download Speeds up to 1800 Mbps

Local Authority

West Northamptonshire Council
Daventry Area

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.



An attractive Grade II Listed ground-floor retail premises extending to 646 sq ft, situated on the pedestrianised Sheaf Street Conservation Area with useful rear access towards Newlands car park.



Accommodation

Main Shop Floor

The principal retail area provides a substantial open-plan sales space extending from the glazed frontage towards the rear of the premises. The accommodation is finished with painted walls, slate-effect flooring and painted perimeter skirtings. Artificial lighting is provided by track-mounted spotlights, with heating via wall-mounted electric panel radiators. Electrical power points are positioned at low level. The open layout provides flexible accommodation suitable for a range of retail or customer-facing uses, subject to any necessary consents.

Store

A separate rear room providing useful ancillary storage or staff accommodation. The room has painted walls, slate-effect flooring, artificial lighting and electric panel heating. A door provides access to the WC.

WC

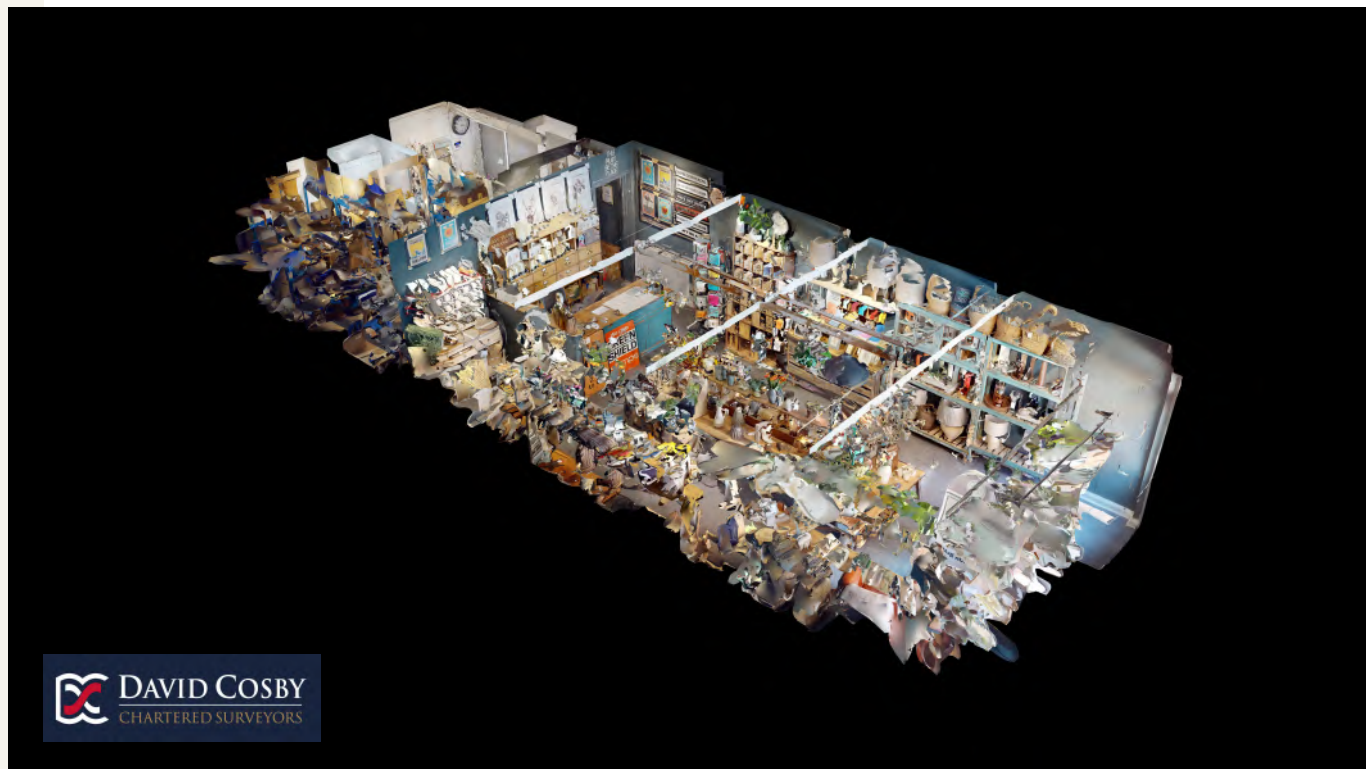
Fitted with a close-coupled WC and wall-mounted ceramic wash hand basin with mixer tap.

Kitchenette

The rear kitchenette is fitted with Shaker-style base units, timber work surfaces and a Belfast-style sink with mixer tap, together with space for a fridge/freezer. The room has painted brick walls and timber-effect flooring. A separate external door provides rear access leading towards Newlands car park. A further door opens to the meter cupboard housing the mains electricity meter.

Location

The property is situated on Sheaf Street, a well-established pedestrianised street forming part of the town's Conservation Area and is characterised by a mix of period buildings occupied by independent retailers, professional services, cafés and specialist businesses. Daventry is a historic market town in West Northamptonshire, positioned approximately 13 miles west of Northampton and 10 miles south-east of Rugby. The town is served by the A45 and A361, providing access to the M1 motorway at Junction 16 and to the nearby A5 corridor. Long Buckby railway station is located approximately six miles away and provides rail services on the West Coast Main Line. Public car parking is available in close proximity to Sheaf Street, including Newlands and St James' car parks.



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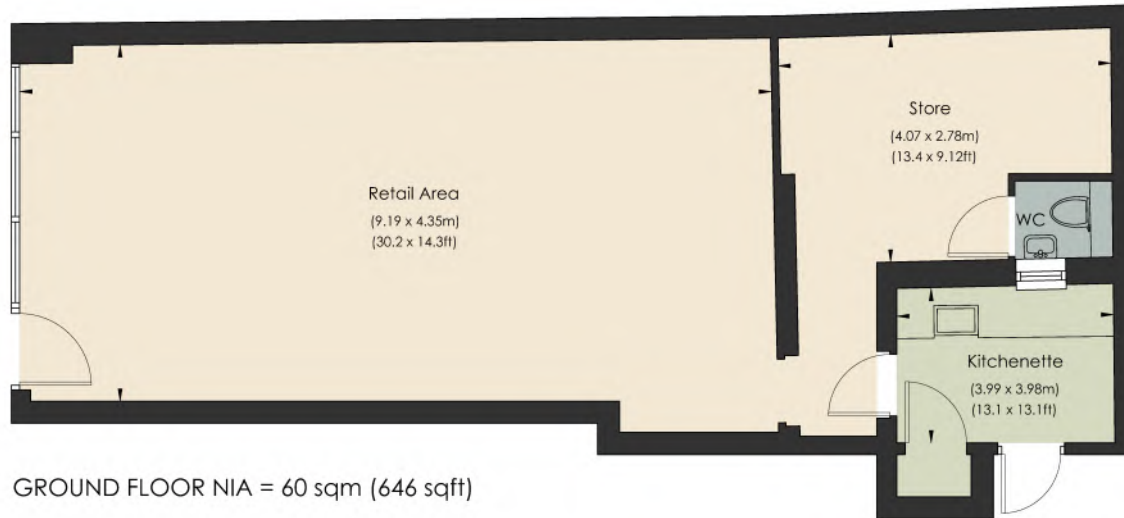


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Approximate NIA (Net Internal Area) = 60 sqm (646 sqft)



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.



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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