Grade II Listed Café Premises To Let

Sheaf Street, Daventry, NN11 4AB

£1000 per month | 3-months rent deposit

A sizeable ground-floor café unit occupying a prominent position within the pedestrianised section of Sheaf Street in Daventry town centre. The property has a broad glazed shopfront with two three-section display windows and a central panelled entrance door with glazed upper section and toplight.

Internally, the accommodation comprises a generous open-plan dining and café area with exposed pine floorboards, downstand beams, retained period timbers and recessed niches, together with a modern serving counter. To the rear are separate preparation and cooking areas, two WC facilities and access to a shared courtyard. A basement provides useful ancillary storage space and houses the main consumer unit and gas meter.

The property forms part of a Grade II Listed building of 18th-century origin, with a number of period features retained within the accommodation.

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David Cosby
Chartered Surveyors

Grade II Listed Retail Unit

Sheaf Street, Daventry, NN11 4AB

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

Features
- Prominent position
- Pedestrianised Sheaf Street
- Central Daventry town centre location
- Large glazed shopfront with good street visibility
- Generous open-plan café/trading area
- Retained period timbers and character features
- Separate preparation and cooking areas
- Two WC facilities
- Useful basement storage
- Access to a shared rear courtyard

Accommodation
The property provides the following approximate accommodation:

- Ground Floor Café & Kitchen: 75 sqm (807 sqft)
- Rest Rooms
- Shared Courtyard
- Basement: 35 sqm (377 sqft)

Total Net Internal Area: approximately 75 sq m (807 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.

A prominent Grade II Listed café premises in the heart of Daventry town centre, providing a generous trading area, rear preparation facilities and useful basement storage.

Digitally Defurnished – for illustrative purposes only

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Accommodation

The principal front dining area extends across the full width of the property and features exposed pine floorboards, downstand beams, retained period timbers, recessed niches and a feature rustic brick wall. The main serving area is formed by modern vertical-slatted oak counters with grey work surfaces, built-in shelving, wash points and power points. Access is provided from the dining area to the basement, WC accommodation and the preparation and cooking areas to the rear.

The WC facilities are arranged off a central lobby, which also provides access to the rear courtyard. Both WCs are fitted with close-coupled sanitary fittings and ceramic wash hand basins, with low-level timber panelling. The female WC also houses the modern condensing combination boiler.

To the rear, the preparation and cooking accommodation is arranged as two interconnected areas with fitted units, sink facilities, tiled and contract-grade flooring, brushed metal wall panelling and a casement window overlooking the courtyard.

The basement provides useful ancillary storage space and retains original brick and stone flooring, together with lighting and power points. Externally, the property has access to a shared hardstanding courtyard with an under-stairs timber storage unit.

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.

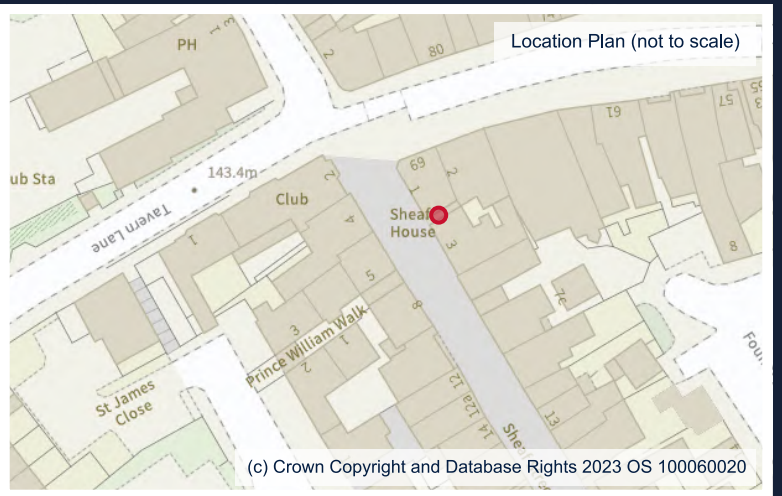
1-3 Sheaf Street, Daventry, NN11 4HD

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.

Approximate GIA (Gross Internal Area) = 75 sqm (807 sqft)
Excluding Basement

GROUND FLOOR GIA = 75 sqm (807 sqft)

BASEMENT GIA = 35 sqm (377 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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