



6 WEEK COMPLETION

Interior of Shop

SITUATION

Located on Prince William Walk which provides a link with one of the town centre car parks with the pedestrianised Sheaf Street which in turn hosts a variety of local traders together with an **Aldi Supermarket** and a **Post Office**. The High Street is also within a few yards where such multiples as **Argos**, **Barclays** and **British Red Cross** are situated. Daventry is a market town which lies some 9 miles west of Northampton and enjoys access via the M1 (Junction 16).

PROPERTY

Forming part of a substantial town centre property comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	26'11"
Internal Width	25'6" (max)
Shop Depth	19'10"
WC	

VAT is NOT payable in respect of this Lot

£7,000 per annum

The Surveyors dealing with this property are
STEVEN GROSSMAN and **NICHOLAS BORD**

TENURE

Leasehold for a term of 125 years from 24th June 2009 at a fixed ground rent of £100 per annum.

TENANCY

The property is let on a full repairing and insuring lease by way of service charge to Mr P. Trivett and Mrs M. Trivett as a Kitchen Retailer for a term of 5 years from 2nd April 2010 at a current rent of **£7,000 per annum** exclusive.

Rent Review 2013

Note: There is a £1,750 deposit held.



View into Prince William Walk
from Sheaf Street

VENDOR'S SOLICITORS

Crowdy & Rose – Tel: 01367 240 285
Ref: P Widdrington Esq – Email: info@crowdyandrose.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts