

#### **SITUATION**

Located on Prince William Walk which provides a link between one of the town centre car parks and 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 easy 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 27'2"
Internal Width 26'8"
Built Depth 40' (max)
GIA Approx. 750 sq ft

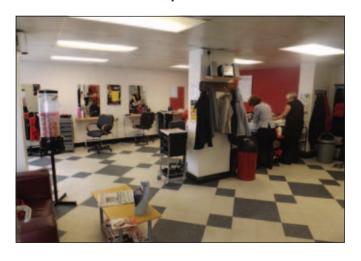
# VAT is NOT payable in respect of this Lot

#### **TENURE**

Leasehold for a term of 125 years from completion at a fixed ground rent of £100 p.a.

#### **TENANCY**

The property is let on a full repairing and insuring lease by way of service charge to **T. Goode and D. Marklew as a Hairdresser** for a term of 5 years from 9th September 2011 at a current rent of **£11,000 per annum** exclusive.



£11,000 per annum

The Surveyors dealing with this property are MATTHEW BERGER and STEVEN GROSSMAN

VENDOR'S SOLICITORS
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