



**6 WEEK COMPLETION**

**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 Therapy Clinic**.

**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.**

**ACCOMMODATION**

**Ground Floor Therapy Clinic**  
GIA Approx. 480 sq ft  
WC

**TENANCY**

The property is let on a full repairing and insuring lease by way of service charge to **W. Girej as a Podiatry / Chiropody Clinic** for a term of 10 years from 1st April 2011 at a current rent of **£7,250 per annum** exclusive.

**Rent Review and Tenant's Break 2016**

**£7,250 per annum**

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

**VENDOR'S SOLICITORS**  
Axiom Stone – Tel: 020 8951 6989  
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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 £500 (including VAT) upon exchange of contracts