



6 WEEK COMPLETION

SITUATION

Occupying a prominent position in the pedestrianised town centre, amongst 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**.

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 Shop

Gross Frontage	27'5"
Internal Width	27'2"
Built Depth	23'4"
WC	

TENANCY

The property is let on a full repairing and insuring lease by way of service charge to **C. Lewis as a Tatto Parlour** for a term of 3 years from 1st May 2014 (**Renewal of a previous lease**) at a current rent of **£10,350 per annum** exclusive.

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

VENDOR'S SOLICITORS
Axiom Stone – Tel: 020 8951 6989
Ref: Ms Jaymini Ghelani – Email: jg@axiomstone.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 £500 (including VAT) upon exchange of contracts