



SITUATION

Located in the town centre on the north side of the High Street in a prominent trading position amongst a variety of multiple retailers including **Barclays, Argos, Ladbroke's** and **Weatherspoon's**. There is easy accessible parking from a nearby **Waitrose Supermarket** and a Public Shoppers car park. **The property is adjacent to a new 4 screen cinema and restaurant complex which is currently under construction and due to open in Easter 2021.**

Daventry is located 13 miles west of Northampton and 27 miles north of Milton Keynes and the town benefits from good transport links via the A45, M1 and the A5.

PROPERTY

A prominent unbroken corner parade comprising:

- **Nos. 20, 22 & 24** – 3 Ground Floor Shops with rear vehicular access from North Street.
- **No. 22a** – Restaurant on first and second floors over Nos. 20, 22 & 24 with separate front access. In addition, there is rear vehicular access from North Street.
- **No. 28** – Self-Contained building comprising a Ground Floor Shop with Ancillary Space on the first and second floors.
- **No. 1** – Self-Contained building comprising a Ground Floor Shop and Upper Part plus a front parking area.

VAT is NOT applicable to this Lot

FREEHOLD



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£70,050 per annum

The Surveyors dealing with this property are
John Barnett and **Nathan Schindler**

Vendor's Solicitors

Keystone Law

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For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 28 High Street (Shop with First & Second Floors)	Ground Floor Shop Internal Width 11'4" Rear Width 13'3" Shop Depth 42'7" Area Approx. 525 sq ft First Floor 2 Offices, Reception, Kitchen & WC - Area Approx. 780 sq ft Second Floor (via ladder access) 2 Rooms (in dilapidated condition)	Stonhills Estate Agents Ltd (having 2 branches)	10 years from 6th March 2017	£14,000	Full Repairing (subject to a schedule of condition). Although we are advised that the lessee pays the building insurance premiums, the lease does not require the lessee to pay it. Rent Review 2022. Tenant's Break 2022.
No. 24 High Street (Shop)	Internal Width 27'2" widening to 42'3" Built Depth 66'3" Banking area with customer reception and 4 private offices plus Kitchen and WCs Area Approx. 1,480 sq ft ¹	Nationwide Building Society (having 700 branches)	10 years from 31st March 2016	£22,800 (See Note)	FRI Rent Review 2021.
No. 22a High Street (First and Second Floor Restaurant)	First Floor Restaurant Seating for approx. 75 covers incl. large kitchen and WCs. Area Approx. 1,372 sq ft ¹ Second Floor Not inspected - Area Approx. 350 sq ft ¹	Mr A Salik (Indian Restaurant)	15 years from 26th March 2001 (Holding Over)	£6,500 (Fixed in 2001)	FRI This unit is above Shop Nos. 20, 22 and 24.
No. 22 High Street (Shop)	Internal Width 14'10" Shop Depth 24'4" Built Depth 66'0" Area Approx. 852 sq ft ¹ WC	Ca Dia Chong (Chinese Takeaway)	20 years from 24th June 2015	£12,500	FRI Rent Reviews August 2020 and 5 yearly.
No. 20 High Street (Shop)	Gross Frontage 20'0" Return Frontage 31'8" Internal Width 10'1" widening at rear to 21'0" Shop Depth 39'0" Kitchen and WC	Affinity Mortgage Solutions Ltd (Mortgage Brokers)	10 years from 29th September 2016	£9,000	FRI Rent Review and Tenant's Break 2021. £4,250 Rent Deposit held.
No. 1 North Street (Shop & Flat plus front car parking)	Ground Floor Shop² Gross Frontage 17'4" Built Depth 60'0" Area Approx. 855 sq ft ¹ First Floor Flat² Believed to be 4 Bedrooms, Lounge, Kitchen, Bathroom/WC - Area Approx. 860 sq ft ¹	Parminder Kaur Sembi (Restaurant & Takeaway)	20 years from 29th November 1996 (Holding over)	£5,250 (Fixed in 2012)	FRI The lessee sublets the first floor as Bed Sits but this is not permitted in the lease.

Note: No. 24 – The Tenant's 2021 Break has been removed in exchange for a 10 month rent free period and the Vendor will top up this rent shortfall on completion.

**Total:
£70,050**

¹ Area from VOA
² Not inspected internally by Barnett Ross