



TO LET

1a New Street, Daventry, NN11 4BT

Rent: Price On Application

- Two Storey Retail / Office Accommodation
- Main Road Location
- Class E Use
- NIA: 197.08 sq m (2,121 sq ft)

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.

George and Company (Surveyors) Limited

62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk

Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICSTM
Regulated by RICS

Location

The property is located near to the Town Square on the B4026, a main arterial road through Daventry Town Centre.

Description

Comprising of ground floor Retail space and first floor office. The property has separate entrances for each of the floors and can be leased separately if required.

Benefiting from a fully glazed ground floor frontage, the property also has carpet floors, grid LED lighting, fitted kitchen and WC's

Car parking in Daventry town centre is free of charge with over 300 spaces in the near vicinity.

Accommodation

The accommodation briefly comprises:-

Ground Floor:	105.83 sq m	1,139 sq ft
First Floor	91.25 sq m	982 sq ft

Services

We understand that all mains' services are connected to the premises or available close by.

George and Company have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Energy Performance Certificate

An EPC will be available on completion of the lease.

Business Rates

The rateable value in the 2017 Rating List is £17,000 and the rates payable for the year 2021/22 are £8,483

Planning

We understand that the premises have planning permission for Class E Commercial, Business and Service Use.

Tenure

Available by way of a new effective Full Repairing & Insuring lease on terms to be agreed. Please call for further information.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

Value Added Tax

VAT will be charge on the rent at the prevailing rate.

Viewing

Strictly and only by prior arrangement through the sole agents:

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Rugby CV21 2PS

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