

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

An attractive mid terraced building comprising a **Ground Floor Restaurant** with internal access to **Residential Accommodation** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	25'2"
Internal Width	24'9"
Built Depth	38'2"
WC	

First & Second Floor Residential

Not Inspected –Believed to be 3 Rooms, Kitchen, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **Oldhill Market (Halesowen) Limited** for a term of 99 years from 1st December 1982 (**thus having approx. 68 years unexpired**) at a current rent of **£6,450 per annum** exclusive.

Rent Reviews 2017 and 7 Yearly to 33.3% of OMV.

Note: The property is sublet as a restaurant.

£6,450 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

VENDOR'S SOLICITORS

Macroy Ward - Tel: 020 8440 3258
Ref: Ms Martina Ward - Email: martina@macroyward.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