



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 access via the M1 (Junction 16).

PROPERTY

An attractive period mid terraced building comprising a **Ground Floor Restaurant with Basement** with front entrance through an archway to rear staircase access to **Self-Contained Offices** on first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant & Basement	Ground Floor Restaurant Gross Frontage 34'7" Internal Width 26'4" Shop Depth 30'0" Built Depth 42'0" 2 WCs Basement Area Approx 400 sq ft	J. Phillips (See Note) (Sublet as a Restaurant from July 2006 at £11,000 p.a)	99 years from December 1982 (thus having approx. 68 years unexpired)	£6,000	FRI Rent Reviews 24th December 2017 and 7 yearly to 33.3% of OMV
First and Second Floor Offices	First Floor 3 Offices and Kitchen Area Approx 454 sq ft WC Second Floor Not inspected	L. Golding (First floor sublet to Accountants)	99 years from December 1982 (thus having approx. 68 years unexpired)	£1,500	FRI Rent Reviews 24th December 2017 and 7 yearly to 33.3% of OMV
TOTAL				£7,500	

Note: The lease to J. Phillips has not yet been registered at Land Registry – Refer to Special Conditions of Sale.

£7,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

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