



SITUATION

Located on Prince William Walk which provides a link between one of the town centre car parks and the pedestrianised Sheaf Street which in turn hosts 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**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	27'2"
Internal Width	26'8"
Built Depth	40' (max)
GIA Approx.	750 sq ft
WC	

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.

TENANCY

The property is let on a full repairing and insuring lease by way of service charge to **T. Goode and D. Marklew as a Hairdresser** for a term of 5 years from 9th September 2011 at a current rent of **£11,000 per annum** exclusive.



£11,000 per annum

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