



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**.

VAT is NOT payable in respect of this Lot

£7,250 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

TENURE

Leasehold for a term of 125 years from completion at a fixed ground rent of £100 p.a.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	22'6"
Internal Width	20'7"(max)
Shop Depth	19'1"
Built Depth	23'6"
WC	

TENANCY

The property is let on a full repairing and insuring lease by way of service charge to **S. Smith as a Bathroom Showroom** for a term of 5 years from 20th May 2010 at a current rent of **£7,250 per annum** exclusive.

Note: There is a 3 month rent deposit held

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