



**SITUATION**

Located on Prince William Walk which provides a link with one of the town centre car parks with 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 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	26'11
Internal Width	25'6 (max)
Shop Depth	19'10
WC	

VAT is NOT payable in respect of this Lot

**TENURE**

**Leasehold for a term of 125 years from 24th June 2009 at a fixed ground rent of £100 p.a.**

**Offered with FULL VACANT POSSESSION**

**Note: The shop was previously let at £7,000 p.a.**



**Vacant Shop**

The Surveyors dealing with this property are **NICHOLAS BORD** and **NICHOLAS LEIGH**

**VENDOR'S SOLICITORS**  
Rice Jones & Smith - Tel: 020 7831 2506  
Ref: S. Hayward Esq - Email: sh@londonrjs.com

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