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For Sale

Town Centre Mixed Use Opportunity

8-10 Brook Street
Daventry NN11 4GG

- Ideal mixed use investment
- Suitable for full residential conversion (STP)

For Sale Guide Price £275,000

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CoStar AWARDS ANNUAL AWARDS TOP AGENCY 2024 WINNER

RICS

The Property Ombudsman

Underwoods
Shire House, Pyramid Close, Northampton NN3 8PH
Tel: **01604 404 060**
Web: **underwoods.co.uk**

These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Location

This premises are located within a prominent position within close proximity to Daventry's High Street which provides the traditional retail area of Daventry Town Centre. Other well established businesses on the High Street include Argos and Wetherspoons.

Road communications are good with access to the M1 motorway at Junction 16 being approximately 6 miles distant and Junction 18 approximately 7 miles distant. Mainline railway services are available at Rugby and Northampton.

Accommodation

The property comprises a mid-terraced mixed-use premises of traditional brick construction, with a prominent frontage onto Brook Street.

The ground floor provides commercial accommodation finished to a modern standard, with W.C. and kitchen facilities located towards the rear, along with access to a cellar. A small yard is also situated at the rear of the property.

Separate access is provided to two one-bedroom flats, arranged over the first and second floors.

Areas

	Sq Ft	Sq M
Ground Floor	674	62.61
Cellar	158	14.68
First Floor - Flat 8A	248	23.04
First Floor - Flat 8B	288	26.76
Second Floor - Flat 8a	138	12.82
Second Floor - Flat 8b	153	14.21
TOTAL	**1,659**	**154.12**

Other Information

In accordance with Money Laundering Regulations, please be aware that any prospective purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

Price

Guide Price £275,000

Terms

The premises are available freehold, with vacant possession of the ground floor. Both residential flats are let on Assured Periodic Tenancy agreements, generating £8,100 per annum for Flat 8B and £5,880 per annum for Flat 8A, exclusive.

Business Rates

The rates payable are an estimate only and applicants should verify with the Local Authority. Please note that this calculation is based upon gaining Small Business Rate Relief.

Rateable Value: £5,300

Rates Payable:

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

8-10 (commercial) - C (73)
8A (residential) - E (43)
8B (residential) - D (58)

Services

We understand that mains services including water, drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To view and for further details please contact:

Ravi Varambhia - Underwoods
rv@underwoods.co.uk
Telephone: 01604 404060
Direct Line: 01604 774149

Charles Church - Underwoods
cc@underwoods.co.uk
Telephone: 01604 404060
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View Location

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