

UNIT TO LET – A5 CONSENT SUBJECT TO VACANT POSSESSION

Unit 6, Foundry Walk,
Daventry, Northants, NN11 4PN



LOCATION

Daventry lies 90 miles North of London on the A45 trunk road providing access to the M45, M1 and the National Motorway network in general.

DESCRIPTION

Foundry Walk is a busy covered pedestrian mall within Daventry's primary retail core. The mall links Bowen Sq where two of the main Car Parks (200 spaces + 400 spaces) are located together with **Waitrose, Boots** and **Costa Coffee**. Fronting the western end of the parade is an **Aldi Supermarket** and another free car park (250 spaces).

The subject premises are located opposite **Aldi** with other nearby occupiers including **Clarks, Superdrug** and **Dorothy Perkins**.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor Sales:	154.60m²	1,664 sq ft
First Floor Sales:	83.80m²	902 sq ft
First Floor Store:	61.10m²	658 sq ft
First Floor Kitchen:	2.30m²	25 sq ft

TENURE

The property is available by way of new full repairing and insuring lease upon terms to be agreed.

EPC

Energy Performance Asset Rating of the premises currently falls within category C (63).

A copy of the Energy Performance Certificate can be made available upon request.

SERVICE CHARGE

There will be an annual service charge levied on the premises. Further information available upon request.

RENT

£40,000 per annum exclusive of rates, service charge and VAT

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE **£36,000**
(2017 Assessment)

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWINGS

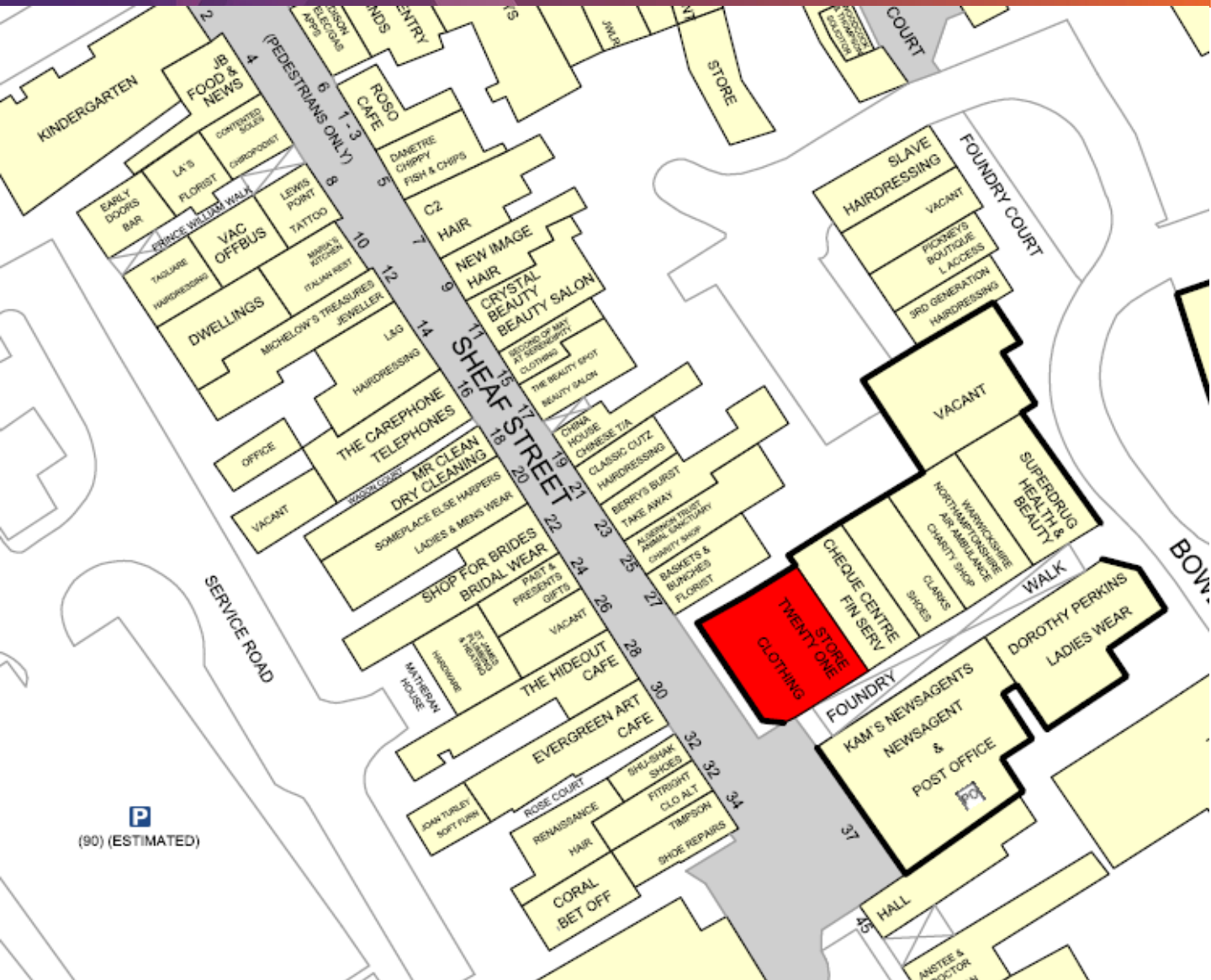
Strictly by appointment with the Sole Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**

Details correct at the time of print March 2018


CREATIVE RETAIL
PROPERTY CONSULTANTS

**UNIT TO LET – A5 CONSENT
SUBJECT TO VACANT POSSESSION**
Unit 6, Foundry Walk
Daventry, Northants, NN11 3PN



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Scott Robertson
Tel: 0121 400 0407

Email: scott@creative-retail.co.uk

Ed Purcell
Tel: 0121 400 0407

Email: ed@creative-retail.co.uk