

TO LET

4 Foundry Walk,
Daventry NN11 4PN



LOCATION

Foundry Walk is a busy covered pedestrian mall within Daventry's primary retail core. The mall links Bowen Square to Sheaf Street and is located close to **Waitrose**, **Dominos** and **Boots**. The unit benefits from ample free car parking close by.

DESCRIPTION

The premises comprise of a lock-up retail unit with appropriate staff facilities and rear access to a service area for loading.

ACCOMODATION

The premises comprise of the following approximate dimensions:

Internal width:	6.95 m	(22 ft 10 in)
Shop Depth:	17.08 m	(56 ft 1 in)
GIA:	118.71 sq m	(1,277 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 D (76).

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

RENT

£20,000 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

There will be an annual service charge levied on the premises. Current contributions are approximately **£950 + VAT**.

BUSINESS RATES

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

RATEABLE VALUE:	£18,000
RATES PAYABLE:	£8,982 p.a.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

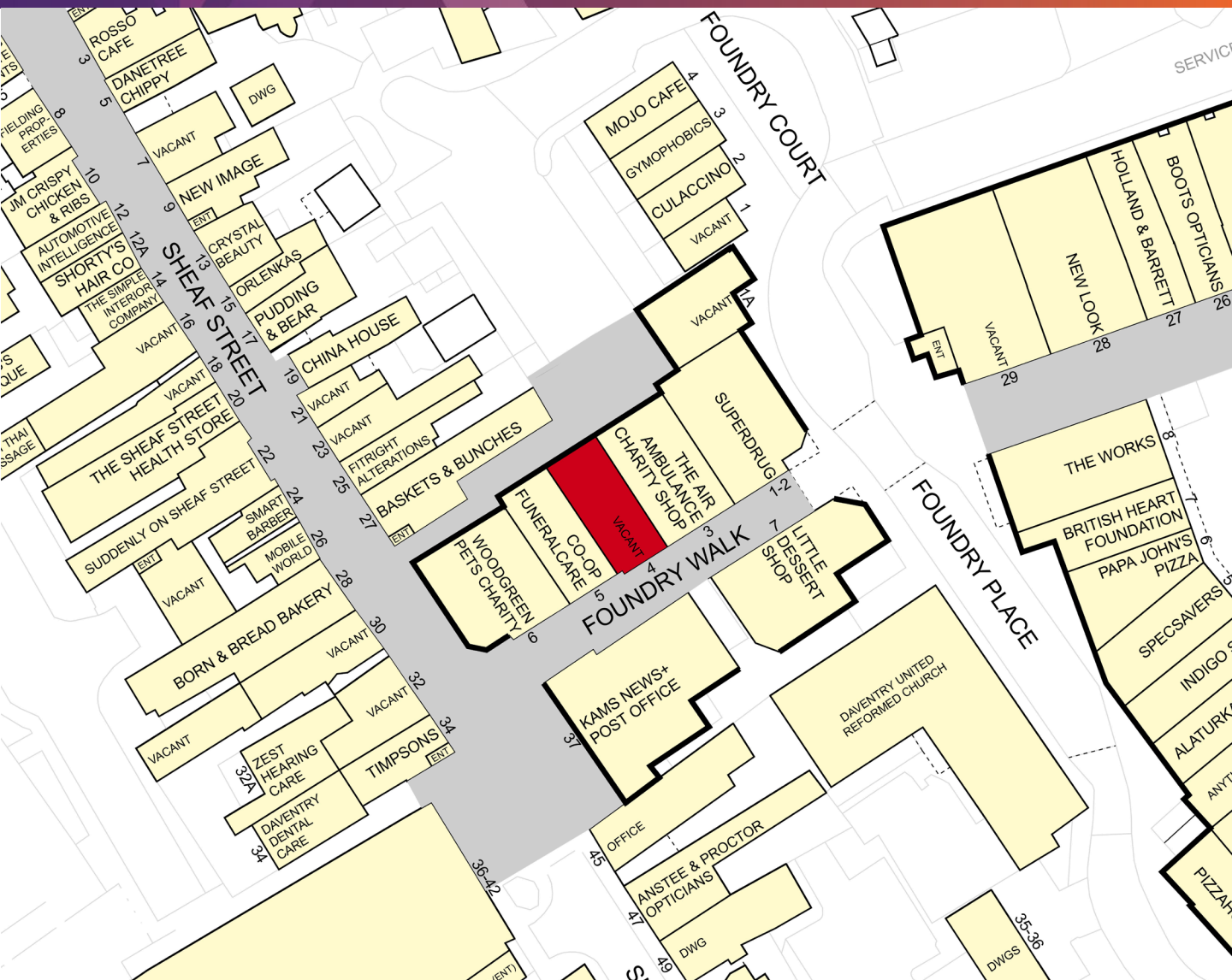
Strictly by appointment with the Sole Retained Agents.

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


CREATIVE RETAIL
PROPERTY CONSULTANTS

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