



COMMERCIAL RETAIL UNIT - TO LET

1 Foundry Court, Daventry, NN11

£7,800 PER ANNUM EXCLUSIVE
3-MONTH RENT DEPOSIT

A versatile single-storey brick-built commercial unit in a prominent position between High Street and Foundry Walk in Daventry town centre. Benefiting from strong pedestrian flow, the property is suitable for a range of Class E uses (subject to planning) and was most recently used as a barber shop.

The unit provides an open-plan retail area of approximately 37.5 sq m (404 sq ft) with a large double-glazed frontage and pedestrian entrance beneath a canopy, complemented by neutral décor, modern lighting and ample power points. To the rear is a staff WC and store, together with an enclosed courtyard featuring a storage shed and gated access to two allocated parking bays. This arrangement provides both customer appeal and practical servicing for small business occupiers.



01327 361664
davidcosby.co.uk

 **DAVID COSBY**
CHARTERED SURVEYORS

Single Storey Retail Unit With Parking

1 Foundry Court, Daventry, NN11 4RH

A WELL-LOCATED RETAIL UNIT IN DAVENTRY TOWN CENTRE WITH ENCLOSED COURTYARD AND PARKING.

Rent:

£7,800 per annum exclusive
3-month rent deposit

Accommodation:

The property provides the following approximate areas:

- Retail Area: 37.5 sqm (404 sq ft)
- WC and Store: 3.7 sqm (40 sq ft)
- Total GIA (approx.): 41.2 sqm (444 sq ft)

All areas are approximate and measured in accordance with RICS Property Measurement Standards (2nd Edition). The cellar is not included in the NIA figure and may not be suitable for all storage purposes.

EPC:

Energy Rating C

Utilities:

We are advised that mains electricity, water, and drainage are connected to the property.

Business Rates:

Interested parties should make enquiries of the Valuation Office Agency to establish the current rateable value for the premises.

Conservation Area:

The property is not located within Daventry Conservation Area.

Broadband Availability:

Ultrafast Broadband Available up to 1800 Mbps

Local Authority:

West Northamptonshire - Daventry Area, Lodge Road, Daventry, Northants, NN11 4FP

Legal Costs:

Each party is to bear their own legal and professional costs incurred in the transaction.

Viewings:

Strictly by appointment with the Landlord. All enquiries received by David Cosby Chartered Surveyors will be forwarded directly to the Landlord.

Features:

- Versatile commercial unit
- Prominent town centre location
- Suitable for a variety of Class E uses (STP)
- Glazed frontage with good pedestrian flow
- Enclosed courtyard with storage shed
- Two parking bays to the rear
- Staff WC and store



A versatile single-storey retail unit in Daventry town centre, offering open-plan space, rear courtyard and private parking.

Description

A versatile single-storey brick-built commercial unit located on a pedestrian thoroughfare linking High Street and Foundry Walk in Daventry town centre. Benefiting from good footfall, the property is suitable for a variety of Class E uses (subject to planning).

Formerly occupied as a barber shop, the unit offers open-plan retail space with a prominent glazed frontage and useful rear courtyard with gated access and allocated parking.

The shop front features a large two-panel double-glazed display window with pedestrian access door beneath a projecting canopy.

Internally, the accommodation is neutrally decorated, with double strip lighting, ample power points at skirting and dado levels, and a total retail area extending to approximately 37.5 sq m (404 sq ft).

To the rear is a WC and small store with fitted base unit, shelving, and wall-mounted wash hand basin, along with double-glazed windows providing natural light and ventilation.

A ledged and braced timber door leads from the main shop area to the enclosed courtyard, which is laid to tamped concrete and includes a storage shed. Double timber gates provide rear access to two parking bays, allowing convenient loading and staff entry.



Foundry Court, Daventry, NN11 4RH

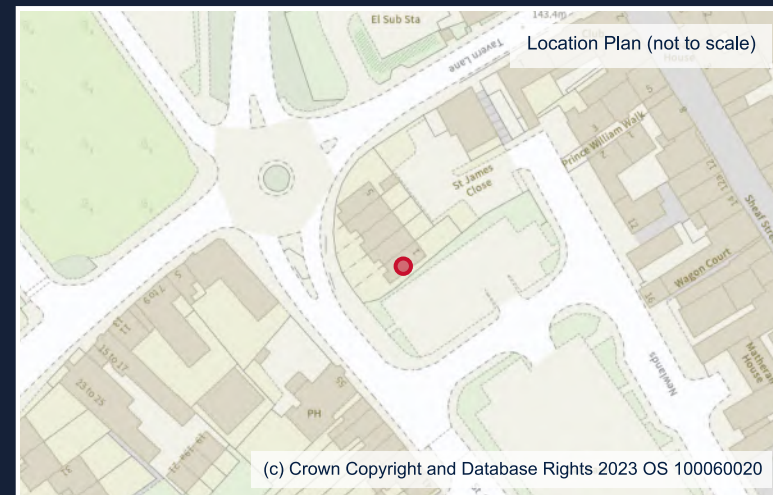
Approximate NIA (Net Internal Floor Area) Exc. WC = 37.5 sqm (404 sqft)

David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 41.0 sqm (441 sqft)



Important Notice

These particulars are provided as a general outline for the guidance of prospective tenants and do not constitute an offer or contract, or part of one. All descriptions, dimensions, areas, references to condition, and any planning or usage permissions are given in good faith and are believed to be correct, but any prospective tenant should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy by inspection or otherwise. No person in the employment of David Cosby Chartered Surveyors has any authority to make or give any representation or warranty whatsoever in relation to the property. All figures quoted are exclusive of VAT unless otherwise stated. David Cosby Chartered Surveyors shall accept no liability for any information prepared by third parties that may be included within this brochure.

Anti-Money Laundering:

In accordance with current legislation, prospective tenants will be required to provide proof of identity and address prior to the completion of any transaction. Where applicable, this may include:

- 1) Corporate structure and ownership details
- 2) Identification and verification of ultimate beneficial owners

1 Foundry Court, Daventry NN11 4RH

Visit us online
davidcosby.co.uk

David Cosby Chartered Surveyors

Maidford Road | Farthingstone | Northamptonshire | NN12 8HE

t: 01327 361664 e: enquiries@davidcosby.co.uk



DAVID COSBY
CHARTERED SURVEYORS

rightmove

