



**TO LET**

**1-3 Sheaf Street, Daventry  
NN11 4HD**

**Rent: £7,500 per annum exclusive**

- First and Second Floor Office Unit
- Town Centre Location
- Class E use
- NIA: 79 sq m (850 sq ft)

**VIEWING:** By appointment with George and Company Surveyors on **01788 554455**.

**George and Company (Surveyors) Limited**  
62 Regent Street, Rugby, Warwickshire, CV21 2PS

**Tel:** 01788 554455

**Email:** [agency@georgeandcompany.co.uk](mailto:agency@georgeandcompany.co.uk)

**Website:** [www.georgeandcompany.co.uk](http://www.georgeandcompany.co.uk)

Registered in England No. 7132697

 **George**  
& company  
Chartered Surveyors

  
**RICS**<sup>TM</sup>  
Regulated by RICS

**Location**

Located within Daventry Town Centre, forming part of a mixed-use development of shops and residential accommodation on Sheaf Street.

Daventry is a market town in Northamptonshire, with a population of circa 30,000, it is 75 miles north-northwest of London, 15 miles west of Northampton and 10 miles southeast of Rugby.

**Description**

The property comprises a centre terrace first and second floor office unit of traditional construction. The layout consists of various office rooms, interconnected with kitchen and W.C. facilities

**Accommodation**

The accommodation briefly comprises:-

- First floor offices:      50.9 sq m      (548 sq ft)
- Kitchen
- W.C.
- Second floor offices:    28.1 sq m      (302 sq ft)

**Services**

We understand that mains electricity, water and drainage are connected to the premises.

*George and Company have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.*

**Energy Performance Certificate**

The energy efficiency rating is 107-€. A copy of the report is available on request.



These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Business Rates

The rateable value in the 2023 Rating List is £8,700.

## Planning

We understand that the premises has planning consent for Class E Use.

## Tenure

Available by way of an effective Full Repairing & Insuring lease on terms to be agreed, at a commencing rent of £7,500 per annum exclusive.

## Legal Costs

Each party will be responsible for their own legal costs in the transaction.

## Value Added Tax

The property not elected for VAT. The landlord reserves the right to charge VAT on the rent if elected for the future.

## Viewing

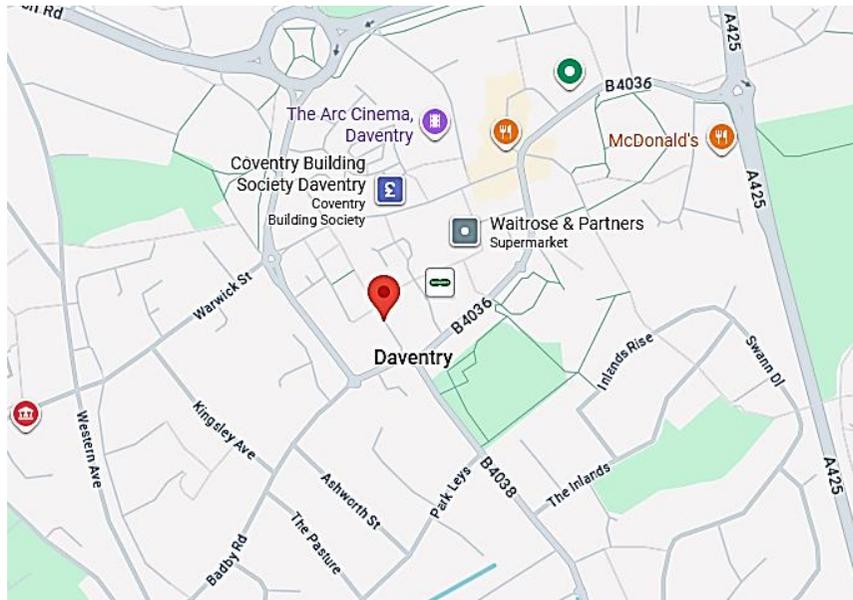
Strictly and only by prior arrangement through the sole agents:

### George and Company (Surveyors) Ltd

62 Regent Street  
Rugby CV21 2PS

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