

44-46 High Street | Daventry | NN11 4BG

Prime Restaurant Opportunity – Attractive Building Currently Under Refurbishment

Total Sales

371.98m² (4,004ft²)

- Dual aspect, with High Street frontage and rear seating/entrance area overlooking the new Arc Cinema anchored Mulberry Place leisure development
- Character building
- 299 free car parking spaces located to the rear
- Use Class E consent (from 1st September 2020)
- National retailers represented in the town include Waitrose, Card Factory, Greggs and Boots the Chemist



FOR SALE/TO LET



Location



Gallery



Contact



Location

The subject property is located in the heart of Daventry, an attractive market town with a population of c. 25,000, and a district population of c.80,000.

Comprising a mix of modern and period buildings, the town centre is home to a mix of national and independent occupiers which include **Waitrose**, **Card Factory**, **Greggs**, **Boots the Chemist**, **Evergreen Art** and **John Turley**.

The Mulberry Place development is currently under construction. Due to open in Spring 2021, the scheme will deliver a 4 screen Arc Cinema and 2 restaurants set alongside a public square and 299 car parking spaces.

The subject property is located on High Street, with an attractive period frontage. The rear elevation will provide a supplementary entrance and seating area, and will front the new Mulberry Place development, public square and car park.



Accommodation

We understand that the property provides the following approximate areas:

Description	m ²	ft ²
Ground Floor	317.98	4,004
First Floor	38.55	415
Total	356.53	4,419



(We have taken this information from architects' plans, and is given for guidance purposes only)



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Lease

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rent/Price

Rental offers are invited in the region of **£55,000** per annum exclusive.

The property is available at a freehold price of:- **Price on application**

Legal Costs

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

EPC

A copy of the Energy Performance Certificate is available upon request.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £20,000

UBR Multiplier: 49.9p (RV below £51,000) / 54.6p (RV over £51,000)

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



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SAT NAV: NN11 4BG



Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses from 1st September 2020:- retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Daventry District Council on 01327 871100)

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Oliver Daniels

07896 035 805

oliver.daniels@fhp.co.uk

Doug Tweedie

07887 787 892

doug@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

First Floor
122-124 Colmore Row
Birmingham, B3 3BD

fhp.co.uk

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.