

33-35 High Street | Daventry | NN11 4BG

Prime High Street Retail Unit To Let

Available Subject to Vacant Possession in April 2026

Sales Area
314.47m² (3,385ft²)

- Substantial High Street retail unit
- Regular configuration
- Located adjacent to **Karpet Kingdom** and **Daventry Essentials**
- 299 free car parking spaces located in close proximity
- Use Class E consent
- National retailers represented in the town include **Waitrose**, **Greggs**, **Costa Coffee** and **The Loungers**



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, Costa Coffee, Greggs, The Loungers, Anytime Fitness, Coventry Building Society and Lloyds Bank.**

The £12.5m Mulberry Place development is located close by, featuring The Arc Cinema. The scheme sits alongside a public square and 299 car parking spaces. Daventry High Street benefits from the local market on Tuesdays and Fridays every week.

The Property

The subject property is located on High Street and provides a substantial frontage and regularly configured sales area. Step free access/loading is located to the rear.

Floor Areas

We understand that the property provides the following approximate areas:

Description	m ²	ft ²
Ground Floor	314.47	3,385
First Floor	37.07	399
Total	351.54	3,784





Lease Terms and Rental

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed at an annual rent of:-

**£45,000 per annum exclusive
(forty-five thousand pounds)**

Planning

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

Business Rates

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

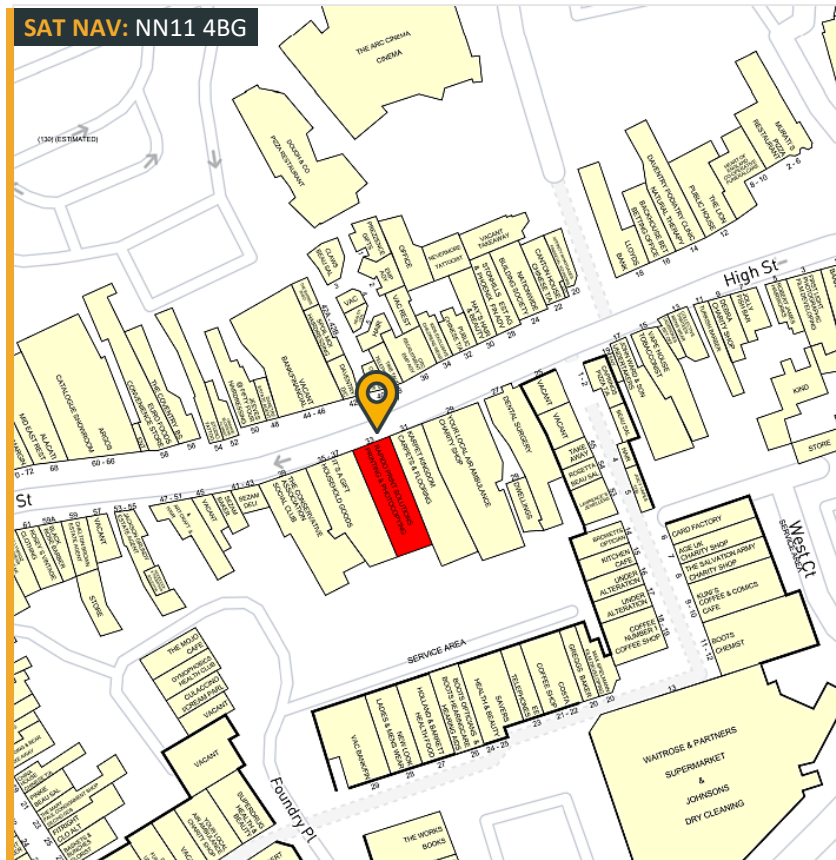
Shop & Premises

Rateable Value (RV): £19,500

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.

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.

VAT

VAT is charged in addition to the rent.

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
19/01/2026

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