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
- Internal roller shutters fitted
- 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

FHP
fhp.co.uk

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.

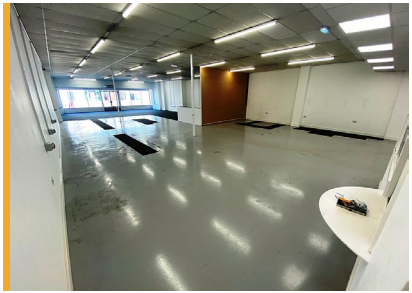
Floor Areas

We understand that the property provides the following approximate areas:

Description	m²	ft²
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:-

£35,000 per annum exclusive
(thirty-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:

Rateable Value from 1st April 2026: £19,500

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p.

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:-

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19/01/2026

Please **click here** to read our "Property Misdescriptions Act". E&OE.