



# TO LET

3 St Johns Square, Daventry  
NN11 4FG

Rent: £9,000 per annum exclusive

- Ground Floor Retail Unit
- Town Centre Location
- Class E use
- NIA: 38.49 sq m (414 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)

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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 St. Johns Square and adjacent to the towns sports centre.

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 an end of terrace ground floor retail shop of traditional construction. The layout consist of an open plan sales area, small kitchen, storage & WC.

## Accommodation

The accommodation briefly comprises:-

Sales Area	30.06 sq m	(323 sq ft)
Kitchen / storage	08.43 sq m	(91 sq ft)
WC		

## Services

We understand that mains electric, water and drainage services 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 C60. A copy of the report is available on request.

## Business Rates

The rateable value in the 2023 Rating List is £5,800 and the rates payable for the year 2024/25 are £2,894.20.

## Planning

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

## Tenure

Available by way of a new effective Full Repairing & Insuring lease on terms to be agreed, at a commencing rent of £9,000 per annum exclusive.

## Legal Costs

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

## Value Added Tax

The owner reserves the right to charge VAT on the rent, if so elected.

## Viewing

Strictly and only by prior arrangement through the sole agents:

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Rugby CV21 2PS

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