

TO LET Car Dealership

4 Riley Close, Daventry
Northamptonshire, NN11 8QS



Contact
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Location

Situated to the north end of the Royal Oak Industrial Estate on the outskirts of Daventry, a small town of circa 28,000 population approximately 10 miles west of Northampton.

In close proximity is the Ford national parts distribution centre and an Amazon fulfilment centre, as well as various industrial and trade counter facilities.

Description

A converted industrial unit currently used as a car dealership with a very large additional yard area to the rear, with prominence to the A45.

The property has potential (subject to the necessary consents) for use as a vehicle repair workshop, tool hire, plant hire or for industrial occupation.

Energy Performance

Energy Performance Asset Rating – C

Tenure

Offers are invited for the remainder of our client's leasehold interest. Alternatively, a new lease may be negotiable directly with the Landlord.

Terms

The whole property is held on a single lease for a term of ten years from 3rd March 2021 at a current rent of £45,000 pa, with a pre agreed increase to £47,500 pa from 3rd March 2026. There is also a tenant only break effective 3rd March 2026.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

We are advised that the Rateable Value for the property is £36,000.

The UBR for 2024/25 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at

www.gov.uk/calculate-your-business-rates.

Viewing

To be arranged via Sole Agent only.

- Former car showroom
- Potential for various alternative uses including car sales or repairs, tool/plant hire etc subject to necessary consents
- Exceptionally large yard to rear
- Overlooks A45 Braunston Road



External Car Storage

Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Ground floor		
Showroom	194.98	2,098
Workshop	349.60	3,763
First Floor		
Office	57.14	615
Mezzanine	58.61	631
Total	660.33	7,107
	Hectare	Acre
Total Site Area	0.332	0.82

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Total Site Area

0.332 hectares

0.82 acres





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