



RETAIL & RESIDENTIAL PROPERTY - FOR SALE

15 & 15a Sheaf Street, Daventry, NN11

GUIDE PRICE £250,000

A well-presented mixed-use property in Daventry's Sheaf Street Conservation Area, comprising a ground-floor retail unit and a separately accessed one-bedroom flat above. This early Victorian red brick property features a traditional shop front with timber surround, glazed window, and part-glazed door. The retail unit includes a refurbished shop floor, access to a brick and stone cellar, a rear office, kitchen, staff WC, and courtyard access to Foundry Court Car Park.

The flat is accessed via external timber stairs to a roof terrace. The first floor offers an entrance hall with storage, a shower room, and an open-plan living area with a modern kitchen and dining space. The second floor has a large double bedroom with a walk-in wardrobe. The flat benefits from natural light, modern fittings, and a practical layout.



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 **DAVID COSBY**
CHARTERED SURVEYORS

Mixed Used Retail & Residential Property

15 & 15a Sheaf Street, Daventry, NN11 4AA

Price:

Guide Price £250,000 (VAT is not payable)

Description

A well-presented mixed-use property situated in the Sheaf Street Conservation Area of Daventry, comprising a ground-floor retail unit and a separately accessed one-bedroom flat occupying the upper floors. This period property, believed to date from the early Victorian era, is constructed in red brick Flemish bond beneath pitched and slated roofs.

The retail unit features a traditional shop front with a timber surround, profiled fascia signage board, individually glazed shop window, and a timber-panelled part-glazed door with a top light. Internally, the retail space includes a well-proportioned shop floor, refurbished to a high standard, and a floor hatch providing access to a brick and stone cellar. To the rear, the unit benefits from a part-vaulted office/administrative area, a separate kitchen, a staff WC, and access to the rear courtyard and Foundry Court Car Park.

The residential accommodation is accessed via external timber stairs, leading to a roof terrace. The first floor features an entrance hall with storage, a shower room, and an open-plan living area with a modern kitchen, original period features, and space for dining. The second floor accommodates a generously proportioned double bedroom with a walk-in wardrobe. The flat is well-appointed throughout, with natural light, modern fittings, and a practical layout.

Accommodation:

Retail Unit (NIA) – 65.3 sqm (645 sq ft)
Residential Unit (GIA) – 39.2 sqm (422 sq ft)
Total (GIA): Approx. 108.3 sqm (1,066 sq ft)

Tenure: Freehold

VAT: VAT will not be chargeable.

EPC:

Retail Unit: Rating B
Residential Unit: Rating D

Utilities: Mains electricity, water, and drainage.

Business Rates:

Interested parties should make enquiries of the Valuation Office Agency to establish the current rateable value for the premises.

Conservation Area:

The property is located within a Conservation Area.

Local Authority:

West Northamptonshire - Daventry Area

Legal Costs:

Each party is to bear their own legal and professional costs incurred in the transaction.



A well-presented mixed-use property in Daventry's Sheaf Street Conservation Area, comprising a ground-floor retail unit with rear access and a separately accessed, well-appointed one-bedroom flat with period features and modern fittings.





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Retail Unit (Ground Floor & Cellar): Net Internal Area (NIA) – 65.3 sqm (645 sq ft)
Residential Unit (Upper Floors): Gross Internal Area (GIA) – 39.2 sqm (422 sq ft)
Combined Total (GIA): Approx. 108.3 sqm (1,166 sq ft)

David Cosby Chartered Surveyors & Estate Agents

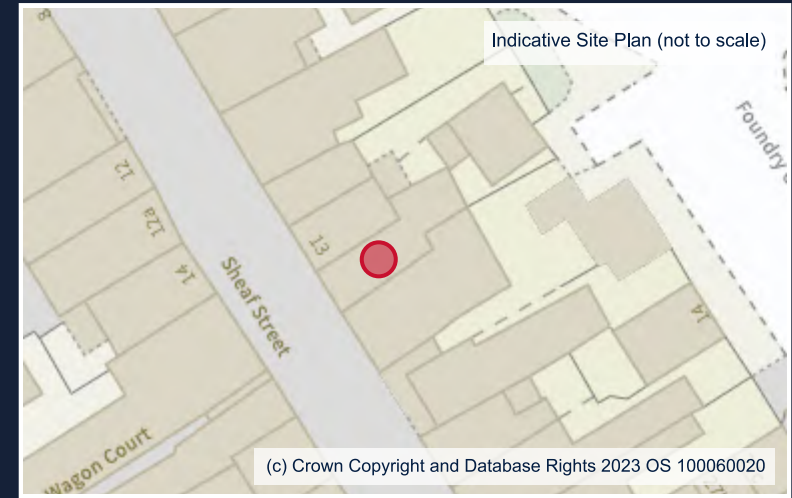
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



RETAIL UNIT - 15 Sheaf Street, Daventry, NN11 4AA



RESIDENTIAL DWELLING - 15a Sheaf Street, Daventry, NN11 4AA



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Important Notice

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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include where applicable:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.

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