



FOR SALE

**41 Brunel Close, Daventry,
Northants, NN11 8RB**

Guide Price - £120,000 Freehold

- Freehold End of Terrace Industrial Unit
- Cul-De-Sac Location on Popular Estate
- GIA: 103 sq m (1,109 sq ft)
- First Floor Window Provision To Suit Mezzanine Installation

VIEWING: By appointment with George and Company Surveyors on **01788 554455.**

George and Company (Surveyors) Limited
62 Regent Street, Rugby, Warwickshire, CV21 2PS

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Registered in England No. 7132697

 **George**
& company
chartered surveyors


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Location

Brunel Close is located on the Northern edge of the market town of Daventry in a predominantly industrial/commercial area, with good access to the A45 and A361.

Daventry historically is a market town and civil parish in the West Northamptonshire unitary authority in Northamptonshire, England, close to the border with Warwickshire. At the 2021 Census Daventry had a population of around 28,000 making it the sixth largest town in Northamptonshire.

Description

The property comprises an end of terrace industrial unit of portal frame construction with profile sheet clad parts and profile sheet roof.

To the front is a parking area and loading space to the roller shutter door.

Accommodation

The accommodation briefly comprises (GIA): -

The accommodation comprises an open warehouse space, currently with small mezzanine.

The Gross Internal Area is -

Workshop	103 m2	(1,109 sq ft)
Inc Kitchen & WC		

Services

We understand that mains' services are available nearby. Prospective purchasers should make their own enquiries regarding provision of services to the site.

Planning

Prospective purchasers should make their own enquires with regard to planning for their intended use. The site is understood to be vacant for many years and historically used for light industrial purposes.

The local authority will be West Northamptonshire Council.

Price

Offers are invited for the freehold interest with vacant possession at a Guide Price of £120,000.

Legal Costs

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

VAT

The owner reserves the right to charge VAT at the prevailing rate if so elected.

Viewing

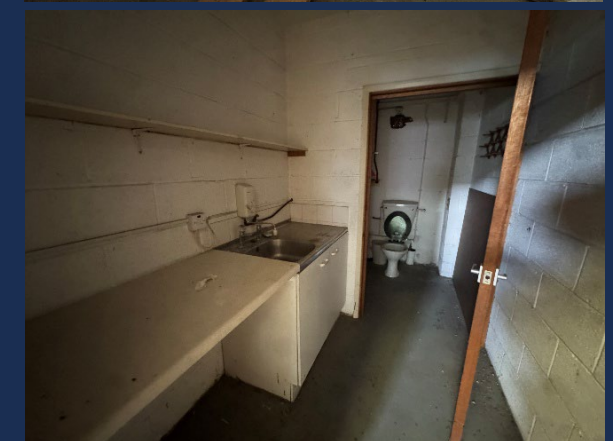
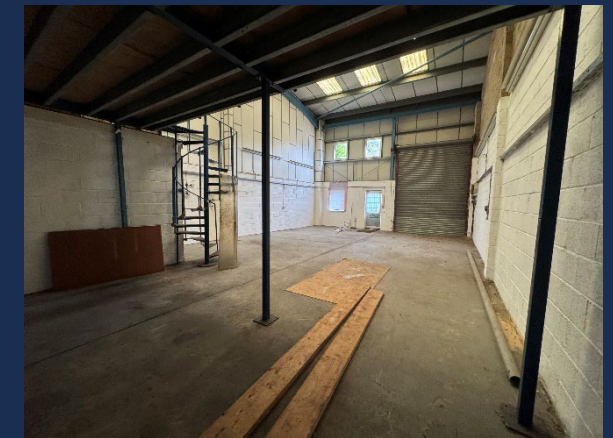
Strictly and only by prior arrangement through the sole agents:

George and Company (Surveyors) Ltd

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Rugby CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk



These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

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