

# For Sale

## Town Centre Pub Investment

The Dun Cow 4 - 6 Brook Street  
Daventry NN11 4GG



- Attractive Grade 2 listed building
- Rare town centre opportunity
- Let to an established hospitality operator

For Sale Guide Price £395,000

## Location

This premises are located within a prominent position within close proximity to Daventry's High Street which provides the traditional retail area of Daventry Town Centre. Other well established businesses on the High Street include Argos and Wetherspoons.

Road communications are good with access to the M1 motorway at Junction 16 being approximately 6 miles distant and Junction 18 approximately 7 miles distant. Mainline railway services are available at Rugby and Northampton.

## Accommodation

The premises comprise a period public house occupying a prominent mid-terrace plot. Public access is provided directly from Brook Street, leading into the main lounge bar, which features a central timber-paneled bar servery and a inglenook fireplace.

To the rear of the property, there is an additional function room/lounge area with a central bar and kitchen facilities, offering further trading potential.

Externally, the pub benefits from a modernised patio beer garden, providing an attractive and functional outdoor trading space.

The upper floors comprise private accommodation, including residential rooms historically used for guest letting, in addition to dedicated landlord living quarters. A cellar is also available, however, has not been measured.

## Areas

	Sq Ft	Sq M
Ground Floor	2,171	201.69
Ground Floor - Mezzanine	121	11.24
First Floor - Landlord's Flat	377	35.02
First Floor - Letting Rooms	595	55.28
Second Floor - Landlord's Flat	143	13.28
Second Floor - Letting Rooms	930	86.4
<b>TOTAL</b>	<b>4,337</b>	<b>402.91</b>

## Other Information

In accordance with Money Laundering Regulations, please be aware that any prospective purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

## Price

Guide Price £395,000

## Terms

The property is to be sold subject to a lease to Punch Taverns (SPML) Limited, expiring June 2030 at a passing rent of £47,000 per annum exclusive.

## Business Rates

The rates payable are an estimate only and applicants should verify with the Local Authority.

**Rateable Value:** £26,000

## Legal costs

Each party is to be responsible for their own legal costs.

## VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

## EPC

C - 73

## Services

We understand that all mains services including water, gas, drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

## Viewing

To view and for further details please contact:

**Ravi Varambhia - Underwoods**  
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