

M

BOWEN SQUARE

Daventry, NN11 4DR

Local occupiers include:

Waitrose



indigo sun

Specsavers
Opticians

savers
HEALTH HOME BEAUTY



Holland
& Barrett



LOUNGERS



LAST
REMAINING
UNIT
AVAILABLE

RETAIL UNITS

Centre offers over 110 parking spaces

Average footfall of over
87,000 per week

CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

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DESCRIPTION

With anchor tenants that include Waitrose, Boots, Dominoes, Greggs, Anytime Fitness and Subway, Bowen Square attracts an average **footfall of over 87,000 per week**. This means Bowen Square can draw on an immediate **district population of over 72,000** and a wider **catchment population of 300,000** located with a 20km radius.

The Centre offers **over 110 parking spaces**, with a further **500 spaces** adjacent (with 45,000 sq ft Tesco).

PLANNING

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.



popular
open-air
retail
scheme

TOTAL
DEVELOPMENT
110,395 sq.ft
(10,256 SQ.M)



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affluent catchment area

Anchored by a **Waitrose** SUPERMARKET



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SERVICE CHARGE & INSURANCE

The units participates in a service charge scheme. The Landlord will insure the premises, the premiums to be recovered from the tenant.

SERVICES

The units have electricity and water connected.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



CURRENT
TOTAL UNITS
38

AVERAGE
FOOTFALL
OF OVER
87,000
PER WEEK



UNIT 5	sq.ft	sq.m
Ground Floor	373	34.7
Rent	£15,000	
Rateable Value	£8,100	
Service Charge	£526.93 pa (as per current budget)	

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LOCATION

Daventry is a market town in Northamptonshire, approximately 13 miles west of Northampton, 11 miles south-east of Rugby and 20 miles south-east of Coventry. The town benefits from good road communications being situated on the A45 which links directly with the M45 Motorway to the north and the A5 to the south.



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*Potential occupiers to make own enquiries to clarify accuracy of data.