



**BOWEN
SQUARE**

**DAVENTRY, NORTHAMPTONSHIRE
NN11 4DR**

Local occupiers include:

Waitrose

SUBWAY



**Specsavers
Opticians**

savers
HEALTH HOME BEAUTY

Clintons



HSBC

RETAIL UNITS TO LET



PROMINENT CENTRAL LOCATION

Centre offers over 110 parking spaces
Average footfall of over 87,000 per week
Convenient food offer with dedicated parking

**ANYTIME
FITNESS.**

**COMING
SOON**

Owned and Managed by

LCP

01384 405631
www.lcpproperties.co.uk

savills



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DESCRIPTION

With anchor tenants that include Waitrose, Boots, Dominoes, Greggs 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).

POSSIBLE USES

Shop
Financial & professional services (not medical)
Café or restaurant
Hot food/takeaway

Use class up to 31 August 2020	Use class from 1 Sept 2020
A1	E
A2	E
A3	E
A5	sui generis



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

RATES RELIEF

Rates Payable: £nil (until June 2021)
The incoming tenant will benefit from 66% rates relief until the end of the 2021/2022 tax year. Interested parties are advised to make their own enquiries with the local authority.



BOWEN SQUARE

SERVICE CHARGE & INSURANCE

The units participate 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.

PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

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

PROPERTIES CURRENTLY AVAILABLE



CURRENT TOTAL UNITS

38

UNIT 3-4 Regal Centre	sq.ft	sq.m
Total	UNDER OFFER 5	
RENT	£50,000	
RATES PAYABLE*	£0	

UNIT 1-2 Bowen Square	sq.ft	sq.m
Total	UNDER OFFER 9	
RENT	£15,000	
RATES PAYABLE*	£0	

UNIT 3 Bowen Square	sq.ft	sq.m
Total	537	50
RENT	£10,000	
RATES PAYABLE*	£0	

UNIT 17 Bowen Square	sq.ft	sq.m
Total	1,594	148
RENT	£20,000	
RATES PAYABLE*	£0	

UNIT 28 Bowen Square	sq.ft	sq.m
Total	2,439	227
RENT	£50,000	
RATES PAYABLE*	£0	

FOR DETAILS OF ANY AVAILABLE "OFF-MARKET" OPPORTUNITIES, PLEASE CONTACT THE ASSET MANAGER.

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



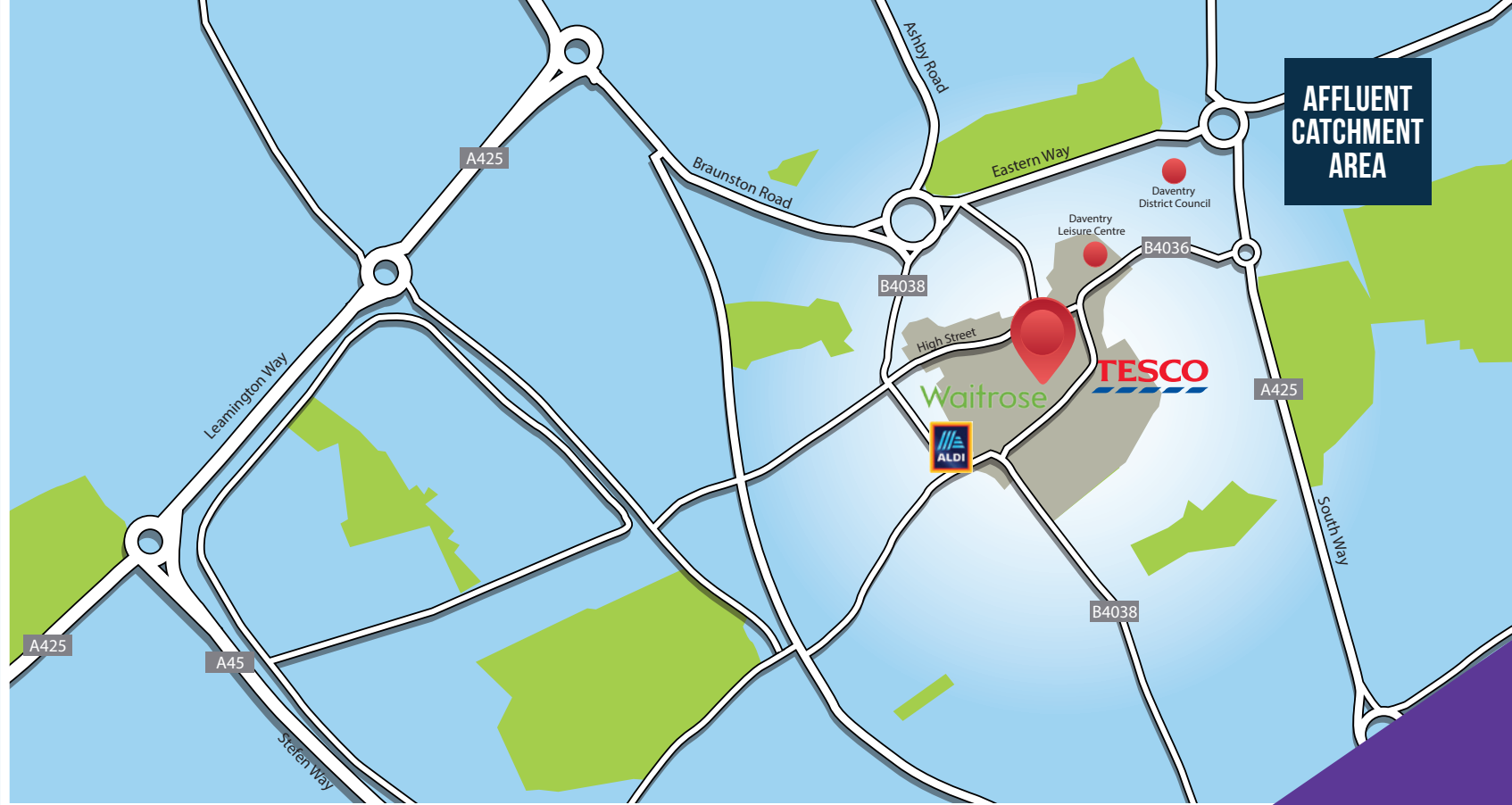
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DAVENTRY, NORTHAMPTONSHIRE



LOCATION

Its home town of Daventry is located in Northamptonshire on the A45, 12 miles west of Northampton and 11 miles south east of Rugby.



AVERAGE FOOTFALL OF OVER
87,000
PER WEEK

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