

TO LET

RETAIL UNIT AVAILABLE TO LET

# DAVENTRY

Unit 17 Bowen Square, N11 4DR



## Key Highlights

- Daventry is located in Northamptonshire on the A45, 12 miles west of Northampton and 11 miles south east of Rugby. Daventry has a district population of 72,000 and a catchment population of 300,000 within a 20km radius.
- Bowen Square is located in the heart of Daventry town centre. Anchored by a Waitrose supermarket, other national retailers represented include **Boots, Greggs, Costa Coffee, EE, Savers, Holland & Barrett, Specsavers and Coffee #1.**

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3 Wellington Place  
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## Accommodation

The subject property is arranged over ground floor comprising the below approximate areas:

Ground Floor:	720 sq ft	67 sq m
First Floor:	605 sq ft	56 sq m

## Rent

£20,000 per annum exclusive.

## Tenure

The unit is available by way of new effectively full repairing and insuring lease.

## Rates

Rateable Value:	£18,000
UBR (2020/2021):	£0.49
Rates Payable:	£8,982 pa

(Interested parties are advised to make enquiries with the Local Authority.)

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

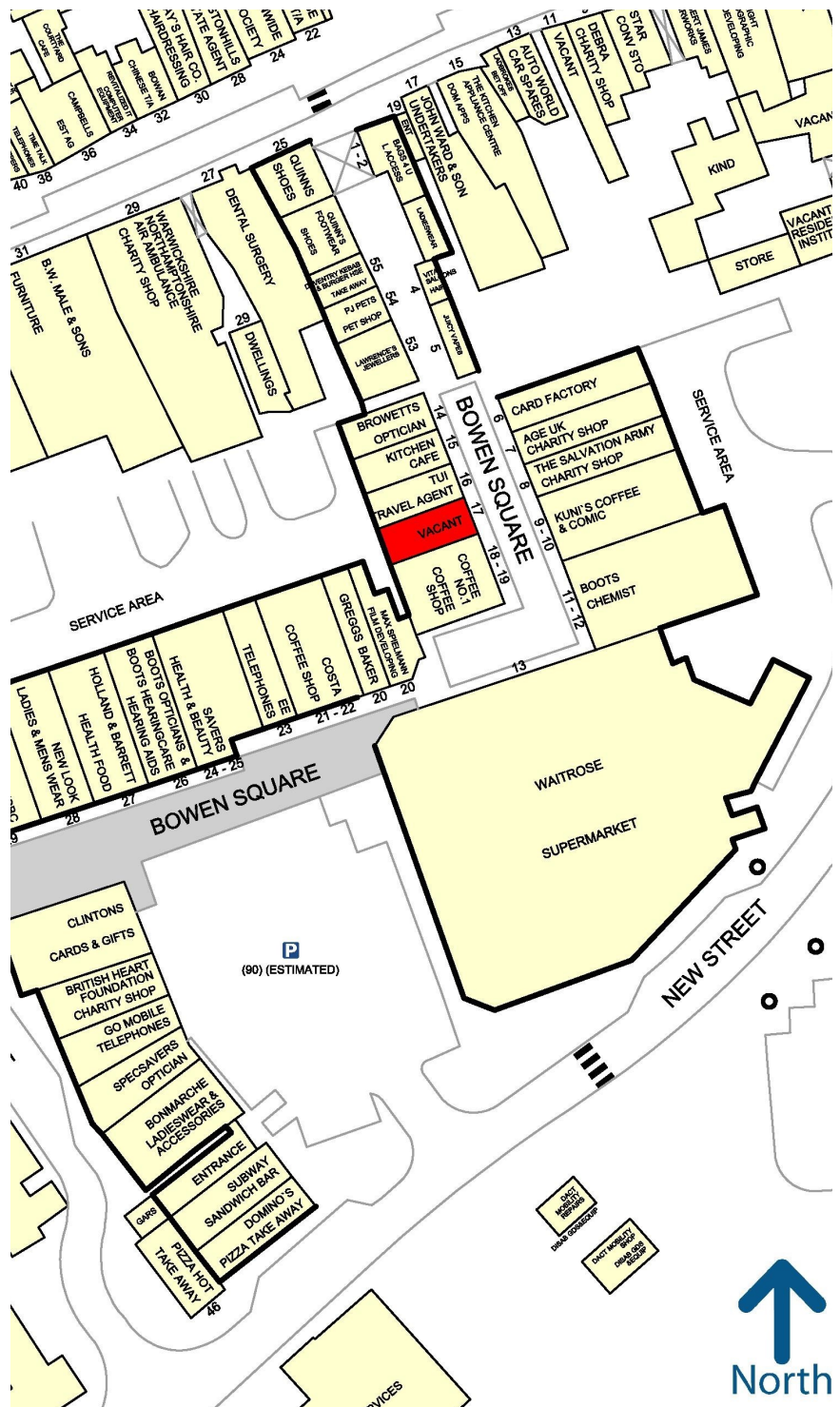
## Service Charge

The estimated service charge for 2019 is £2,476 per annum.

## EPC Rating

Available on request.

**Further Information & Viewing** Further Information & Viewing upon request. Viewing strictly by appointment with Savills.



## Contact

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