



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 400123

www.lcpproperties.co.uk



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NN11 4DR

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 (Rating Year 2020/2021).
The incoming tenant will benefit from 100% rates relief for the tax year 2020/2021.
Interested parties are advised to make their own enquiries with the local authority.



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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

UNIT 3-4 Regal Centre	sq.ft	sq.m
Total	3,391	315
RENT	£50,000	
RATES PAYABLE*	£0	

UNIT 1-2 Bowen Square	sq.ft	sq.m
Total	855	79
RENT	£15,000	
RATES PAYABLE*	£0	

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

UNIT 6 Bowen Square	sq.ft	sq.m
Total	1,191	111
RENT	£22,500	
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	



CURRENT TOTAL UNITS
38

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

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



BOWEN
SQUARE

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

LCP

01384 400123
www.lcpproperties.co.uk

Martin Wade

M: 07503 060206

E: MWade@lcpproperties.co.uk

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