



# BOWEN SQUARE

Daventry, NN11 4DR

Local occupiers include:

**WAITROSE**  
& PARTNERS



**savers**

THE WORKS

**PAPAJOHNS**

Holland  
& Barrett

**Domino's**

**ANYTIME  
FITNESS**

**LOUNGERS**



## RETAIL UNITS

Centre offers over 110 parking spaces

Average footfall of over  
87,000 per week

**Creative Retail**  
**0121 400 0407**  
[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

**savills.co.uk** **savills**  
**0113 244 0100**

Owned and Managed by

**M Core**  
**LCP UK**

**01384  
400123**



[icpgroup.co.uk](http://icpgroup.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.



## AVAILABLE UNITS

UNIT 10	sq.ft	sq.m
Ground Floor	1,267	118
First Floor	345	32
Rent	<b>£25,000</b>	
Rateable Value	<b>TBC</b>	
Service Charge	<b>£3,342.13</b>	
Insurance	<b>£821.81</b>	

## CURRENT TOTAL UNITS

AVERAGE  
FOOTFALL  
OF OVER  
**87,000**  
PER WEEK



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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.