



BOWEN SQUARE

Daventry, NN11 4DR

Local occupiers include:

WAITROSE
& PARTNERS



SUBWAY

Specsavers



savers

THE WORKS **W**

PAPA JOHN'S

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

savills.co.uk

savills

0113 244 0100

Owned and Managed by

LCP
part of M/Core

**01384
400123**

searchlcp.co.uk



M

BOWEN SQUARE

Daventry, NN11 4DR

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 incoming 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)

M

BOWEN SQUARE

Daventry, NN11 4DR



affluent
catchment
area



Anchored by a
Waitrose
SUPERMARKET



BOWEN SQUARE

Daventry, NN11 4DR

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 9	sq.ft	sq.m
Ground Floor	1,235	15
First Floor		2
Rent	UNDER OFFER	
Rateable Value	£25,000	
Service Charge	tbc	

UNIT 10	sq.ft	sq.m
Ground Floor	1,267	
First Floor		
Rent	UNDER OFFER	
Rateable Value	£25,000	
Service Charge	tbc	

AVERAGE FOOTFALL OF OVER 87,000 PER WEEK



M

BOWEN SQUARE

Daventry, NN11 4DR

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.



Owned and Managed by

LCP
part of MCore

**01384
400123**

searchlcp.co.uk



Creative Retail
0121 400 0407
www.creative-retail.co.uk

Scott Robertson
0121 400 0407
scott@creative-retail.co.uk

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

Adam Sanderson
07977 030 164
adam.sanderson@savills.com

Martin Wade
07503 060 206
MWade@lcpproperties.co.uk

MISREPRESENTATION ACT 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. **SUBJECT TO CONTRACT** We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

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