

Daventry, NN11 4DR

Local occupiers include:

WAITROSE & PARTNERS







savers

THE WORKS

**PAPA JOHNS** 

Holland &Barrett



ZANYTIME FITNESS.

LOUNGERS





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









# M

### **BOWEN SQUARE**

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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.









UNIT 10	sq.ft	sq.m
Ground Floor	1,267	
First Floor Rent UNDER OFFER 225,000		
Rent UNDER	£25,000	
Rateable Value	tbc	
Service Charge	tbc	

AVERAGE FOOTFALL OF OVER

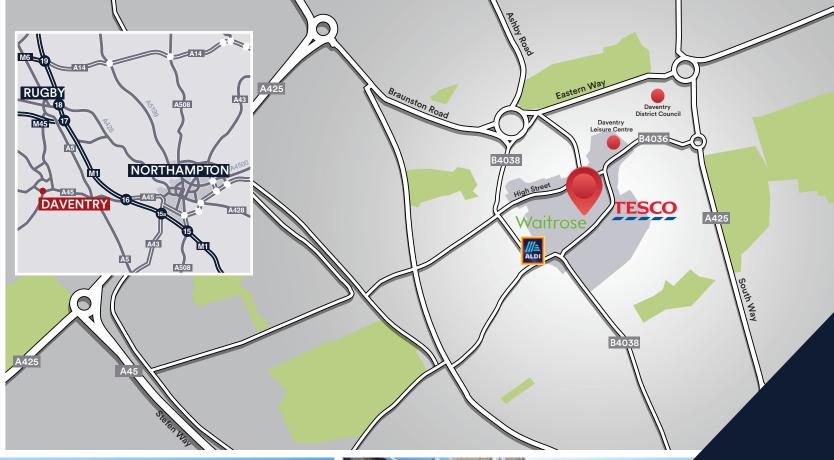
87,000 PER WEEK



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#### LOCATION

Daventry is a market town in Northamptonshire, approximately 13 miles west of Northampton, 11 miles southeast 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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