

## To Let

### Prime Retail Shop

#### 23 Bowen Square, Daventry, Northants, NN11 4DR

##### Location

Daventry is located in central England in the county of Northamptonshire and lies about 12 miles west of Northampton, 11 miles south east of Rugby, and 20 miles south east of Coventry.

The town is situated on the A45 trunk road close to its junction with the A5, M45 and M1 (junction 16). The Daventry International Rail Freight Terminal is a short distance to the north of the town (M1 junction 18).

This key distribution location will continue to significantly contribute to the otherwise thriving local economy which provides the main retail draw for the surrounding area especially to the south and west. Daventry has a district population in excess of 72,000 and a catchment population of approximately 300,000 within a radius of 12.5 miles. Daventry has been identified as a key housing growth area and the local population is expected to increase significantly as a result.

There continues to be strong retail demand for the town which was demonstrated by the successful extension of The Regal Centre, the extension to the Waitrose store and the construction of the 44,000 sq ft Tesco supermarket.

View map of location here: <http://www.streetmap.co.uk/map.srf?X=457315&Y=262448&A=Y&Z=115>

##### Description

This prime retail unit is prominently positioned in the pedestrianised section of Bowen Square facing a 90 space surface car park. There is a 450 space car park and bus depot/taxi rank on the other side of New Street.

Bowen Square and the adjoining Regal Centre provide the dominant retailing within central Daventry linking up with High Street and Sheaf Street to provide a pedestrianised shopping environment.

Neighbouring and nearby occupiers include, HSBC, Newlook, Costa Coffee, Waitrose, Boots, Thomas Cook, Post Office, Tesco, Clinton Cards, Specsavers and Bon Marche.

The unit comprises ground floor accommodation with an internal frontage of approximately 17ft (5.18m) and a depth of approximately 60 ft (18.28m) extending to approximately 997.8 sq ft (92.7 sq m) net with toilet accommodation and rear service yard access.



##### Accommodation

Briefly comprises (subject to amendment/measurements approximate):-

997 sq ft (92.7 sq m)

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#### Rates

We understand from Daventry District Council that the property has an adopted Rateable Value of £20,500. The current multiplier is 0.462. Rates Payable 08/09 are £9,471 per annum.

#### Terms

The property is available by way of an assignment of the existing, effectively FRI, lease commencing 4<sup>th</sup> August 2002 for a period of ten years (expiring 3<sup>rd</sup> August 2012) there are no further rent reviews. The current passing rent is £26,000 per annum exclusive.

#### Costs

The assignee is to be responsible for the assignors and lessors proper and reasonable legal costs in connection with this transaction.

#### Value Added Tax

VAT may be payable on the purchase price and/or on the rent and/or on other charges. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position and, if necessary, taking professional advice.

#### A Code of Practice for Commercial Leases

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

#### Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
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#### Disclaimer

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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract;
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