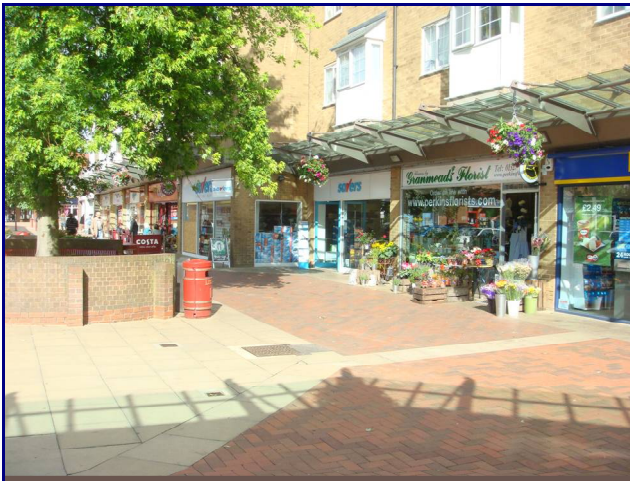


Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk
• Website www.abbeyross.co.uk

PRIME RETAIL SHOP

TO LET

**23 BOWEN SQUARE
DAVENTRY
NORTHANTS
NN11 4DR**



- * 997 sq ft (92.7 sq m).
- * Prime Retail Pitch / A1 Use.
- * Facing large surface car park.
- * Adjacent to Waitrose, Newlook & Costa Coffee.
- * Lease assignment.
- * Rent £26,000 per annum exclusive.
- * Premium required.

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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.

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.

LEASE

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

PREMIUM

Premium offers in excess of £15,000 subject to contract are required for the benefit of our client's valuable leasehold interest.

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.

VAT

It should be noted that figures are exclusive of any VAT that the assignor or lessor may have a duty or wish to impose.

COSTS

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

A CODE OF PRACTICE FOR COMMERCIAL LEASES

AbbeyRoss Property Consultants encourage landlords and tenants to consider the recommendations of this publication – applicants should enquire directly of the agents to discuss specific terms. For further information please visit www.leasingbusinesspremises.co.uk

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VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Agents:

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton
NN1 1HH
Telephone: 01604 629988
Fax: 01604 626247
E-mail: ru@abbeyrossgb.com
Contact: Robin Ungemuth

Disclaimer

AbbeyRoss Property Consultants (ARPC) for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

- (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;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of ARPC has any authority to make or give representations or warranty whatever in relation to the property:

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