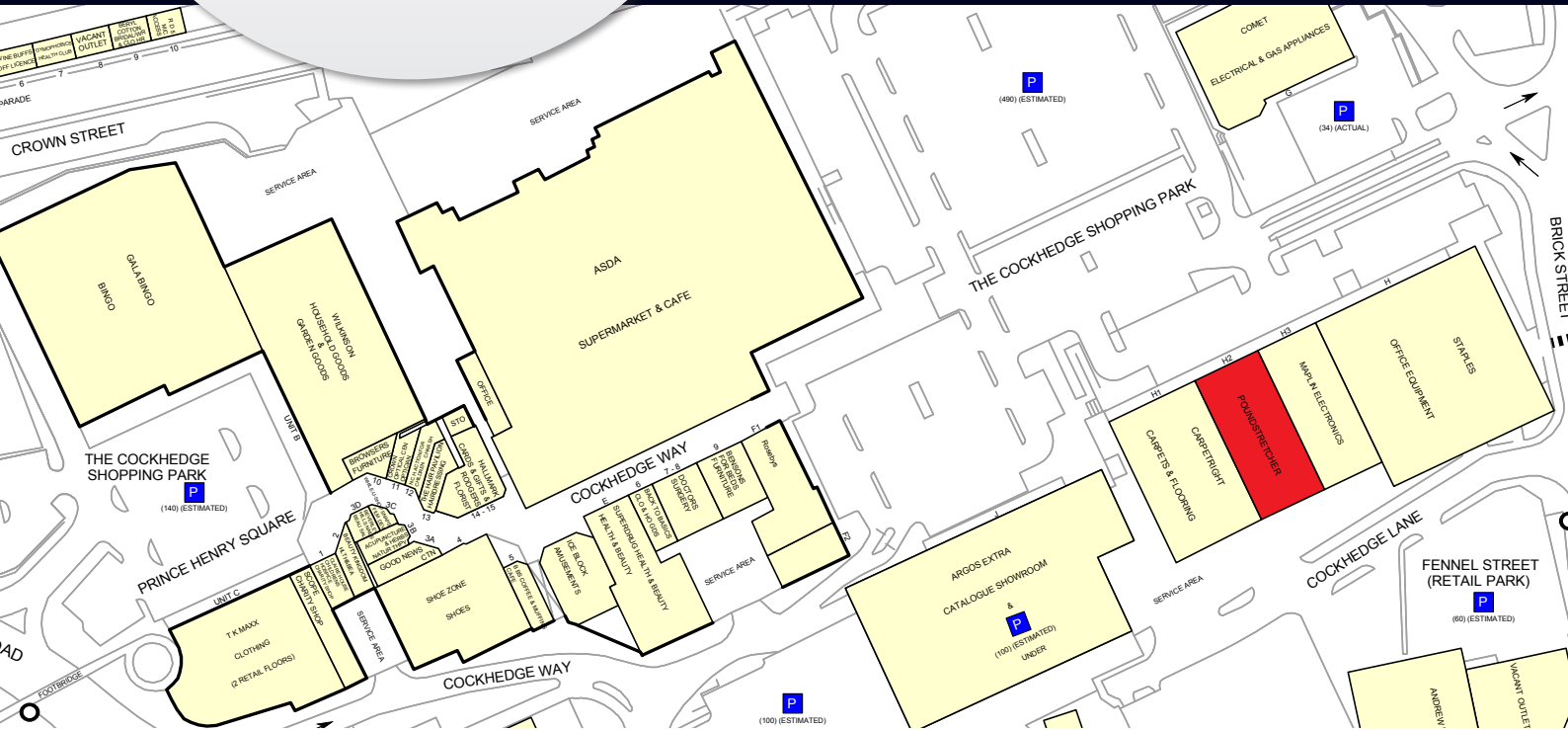




**Cockhedge**  
SHOPPING PARK

# Warrington

## LEASING OPPORTUNITIES



**Nicola Harrington**  
Cockhedge Shopping Park  
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**Colin Mathewson**  
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6-9 Donegall Square South, Belfast BT1 5JA  
T: 028 9027 0000  
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# FEEL RIGHT AT HOME



Attractive shopping centre location  
Anchored by **75,000 ft<sup>2</sup> Asda Superstore**  
Pedestrian foot flow approximately **100,000 per week**  
**Parking for over 500 vehicles**

In close proximity to the relocated Bus Station  
and redeveloped Golden Square Shopping Centre  
**Join Asda, Argos, TK Maxx, Comet, Staples,  
Carpetright and Wilkinson**



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## Unit H2 - Accomodation, Rent & Rates

Floor area	sq m	sq ft
Ground floor sales	636.92	6,856

### Rent

The rent for the subject premises is £90,000 per annum exclusive of rates, service charge and insurance

### Rates

Following verbal enquiries made with the Local Authority, we understand the premises are assessed for rates as follows:

**Rateable Value (2010): £103,000    Rates Payable (2010/11): £42,642**

### Tenure

The premises are available by way of an effective Full Repairing and Insuring Lease for a term of years to be agreed. The Landlord will also consider short-term lettings for this unit.

### Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

### Viewing

All arrangements to view the premises are strictly by arrangement.