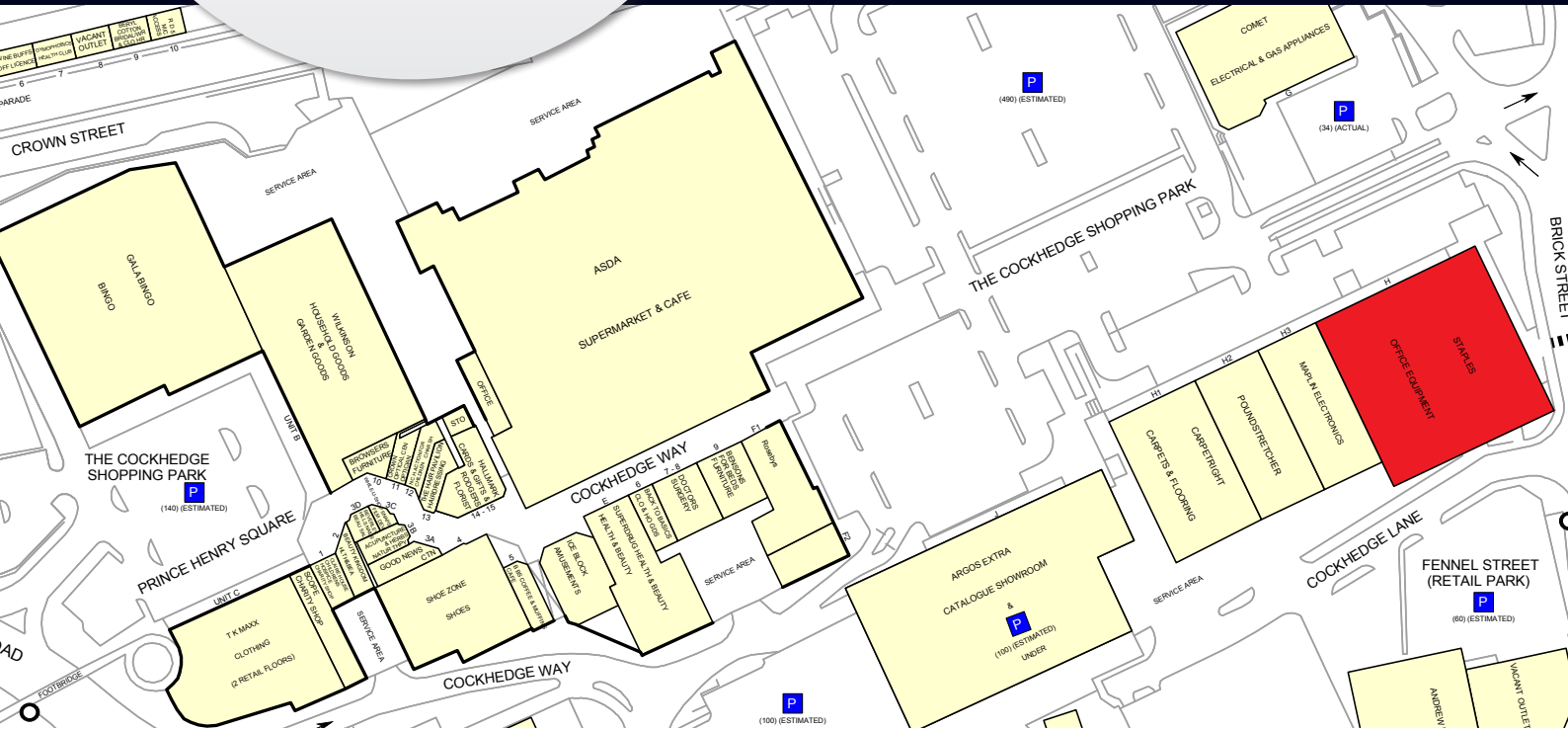




Cockhedge
SHOPPING PARK

Warrington

LEASING OPPORTUNITIES



Nicola Harrington
Cockhedge Shopping Park
17 Cockhedge Way, Warrington, WA1 2QQ
T: 0161 610 1411
E: nicolaharrington@cockhedge.co.uk



William Hatton
Savills, Fountain Court, 68 Fountain Street,
Manchester M2 2FE
T: 0161 277 7233
E: whatton@savills.com



Colin Mathewson
The Metro Building
6-9 Donegall Square South, Belfast BT1 5JA
T: 028 9027 0000
E: colin.mathewson@osborneking.com

FEEL RIGHT AT HOME



Attractive shopping centre location
Anchored by **75,000 ft² 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, Gala,
Wilkinson and Carpetright**



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Unit H - Accomodation, Rent & Rates

Floor area	sq m	sq ft
Ground floor sales	1883.91	20,279

Rent

The rent for the subject premises is £270,000 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): £257,500 Rates Payable (2010/11): £106,605

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.

The owners of Cockhedge Shopping Park (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of the owners of Cockhedge Shopping Park or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) The owners of Cockhedge Shopping Park cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of the owners of Cockhedge Shopping Park has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) The owners of Cockhedge Shopping Park will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.