

# Heading

## Sub Heading 1

## Sub Heading 2



### AVAILABILITY

Our clients are seeking to assign their leasehold inter

### RATING

We have been informed by the local rating authority basis:

We would recommend that interested parties make th to verify the current rating liability.

Rateable Value (2010): £124,000

### LEGAL COSTS

Each party will be responsible for their own legal cost

### VAT

All figures are quoted exclusive of VAT, if applicable.

### VIEWING

Strictly by appointment through the sole agent:

Pudney Shuttleworth, 25a Park Square West, Leeds,

Contact: Michael Pudney  
Direct Line: 0113 203 1131  
Email: mp@pudneyshuttleworth.co.uk

**SUBJECT TO CONTRACT**      **December 2009**  
**Updated April 2010**

### LOCATION

The Rock Retail Park is located on New Chester Road (A41), on the eastern side of Birkenhead town centre and opposite the entrance/egress to The Mersey Tunnel, linking Liverpool with The Wirral.

The retail park comprises; **P C World, JJB Sports, Matalan, Staples, Wickes** and **McDonalds**.

### DESCRIPTION

The premises are arranged over ground floor and provide the following floor area.

Ground Floor:            693 sq m      7,464 sq ft

### LEASE

The premises are held by way of a 20 year FR & I Lease from 19<sup>th</sup> February 2003. The next rent review is due 19<sup>th</sup> February 2013.

The current rent is £118,650.00 per annum exclusive.

Wide Bulky Goods retail use.



# LOCATION PLAN

**The Rock Retail Park – New Chester Road, Birkenhead**

Green Lane  
Warrington Place  
Turmel Road  
New Chester Road  
Campbelltown Road

Wickes  
Sainsbury's  
Matalan  
Newman's  
JB  
PC World  
McDonald's

**Pudney Shuttleworth**  
RETAIL & LEISURE PROPERTY CONSULTANTS  
0113 34444 444

Brantano  
Unit 5B The Rock Retail Park, Green Lane  
Birkenhead CH41 9AG

**The Rock RP Birkenhead**

Liverpool  
Birkenhead

10/05/06 • Clw. 06



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