

# PROPOSED RETAIL WAREHOUSE SCHEME

## Vestric site, West Lane, Halton Lea Runcorn, Cheshire WA7 2PE

### LOCATION

This prominent island site is located at the junction of West Lane, Halton Link Road and Central Expressway (A533), some 2 miles north of Junction 12 of M56 Motorway.

It is positioned within the Halton Lea shopping district, being directly opposite Halton Lea Shopping Centre, adjacent to an Asda Superstore and close to Trident Retail & Leisure Park.

Connections to the site for public and private transport, are excellent. This is because Halton Lea shopping area is served by a number of dedicated bus routes, and is further served by a fast and efficient network of arterial roads.

### DESCRIPTION

The site extends to around 4 acres.

Our client intends to develop the site to provide around 40,000 sq ft of space for retail and leisure uses, and (subject to planning consent) will consider schemes comprising in part or whole:

Retail Warehousing  
Food Retail – under offer to Lidl  
Leisure  
Restaurant and Public House

### SCHEME LAYOUT PROPOSALS

Attached are two layout proposals showing the ability to provide schemes to meet individual operator's requirements. As such, at this stage the overall layout is flexible, and therefore, subject to planning consent and agreement of terms, unit sizes and positioning can be changed.

### LEASE TERMS

15 year FR & I Leases, subject to upward only rent reviews at the end of each 5<sup>th</sup> year of the Term.

Rental upon application.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### VAT

All figures are quoted exclusive of VAT, if applicable.

### FURTHER INFORMATION

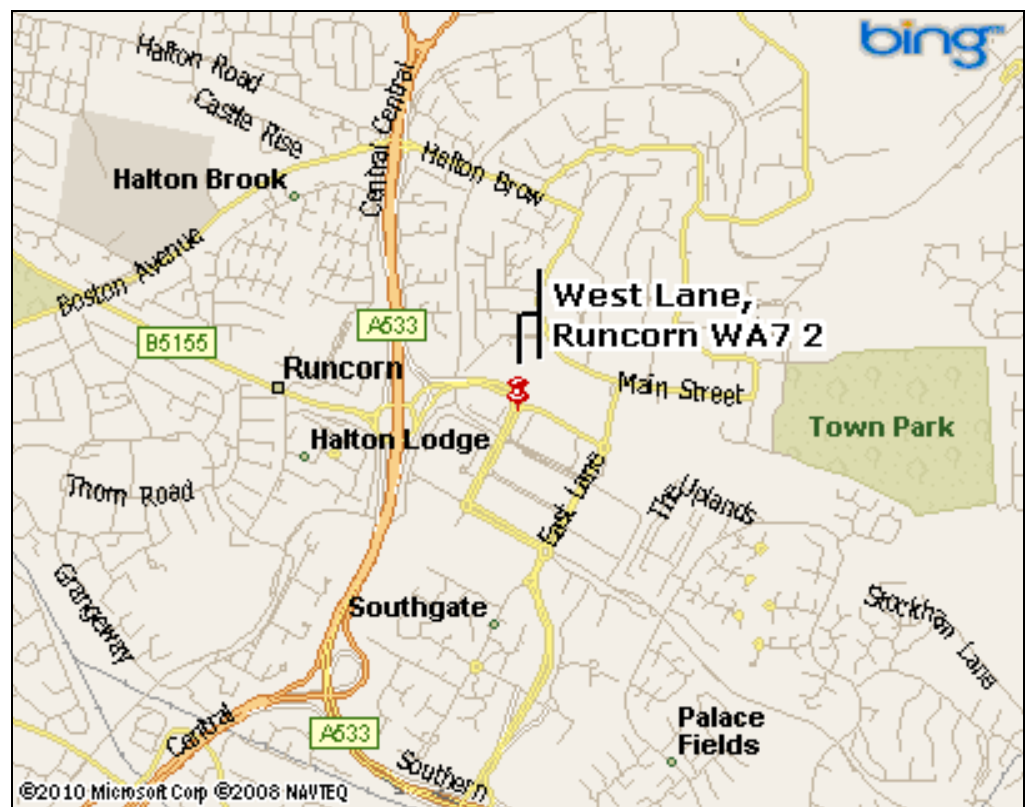
For further information, please contact:

Pudney Shuttleworth, 25a Park Square West,  
Leeds, LS1 2PW

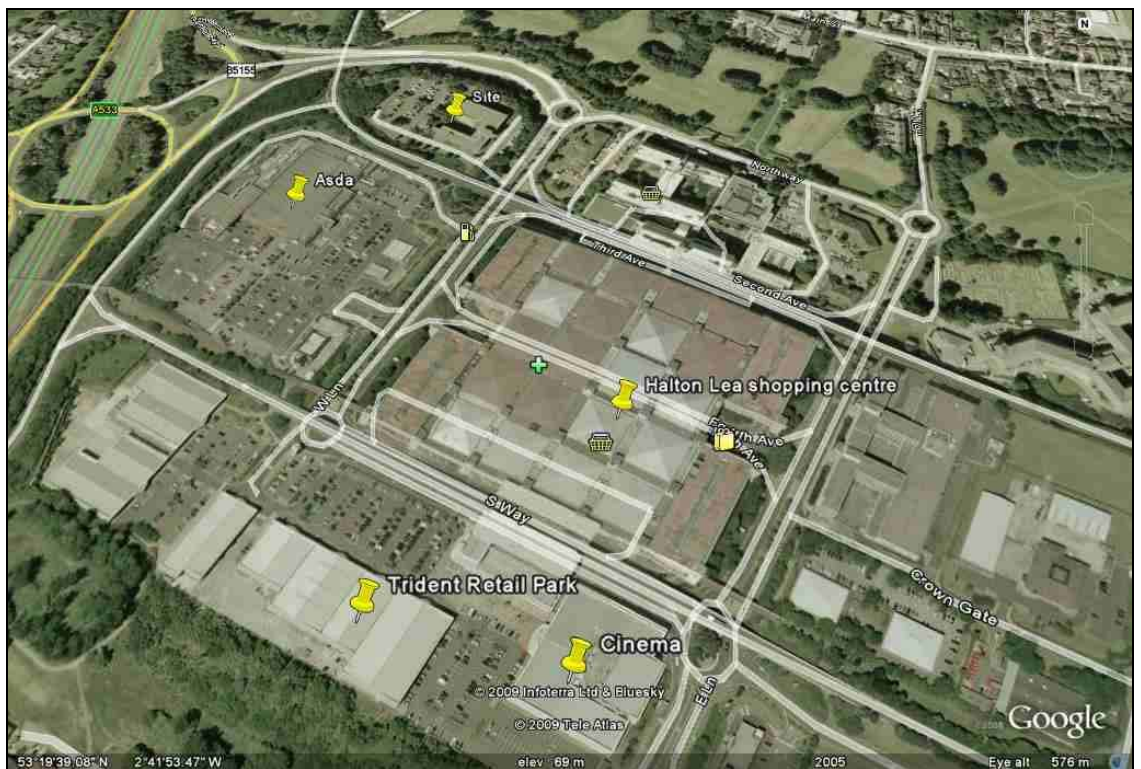
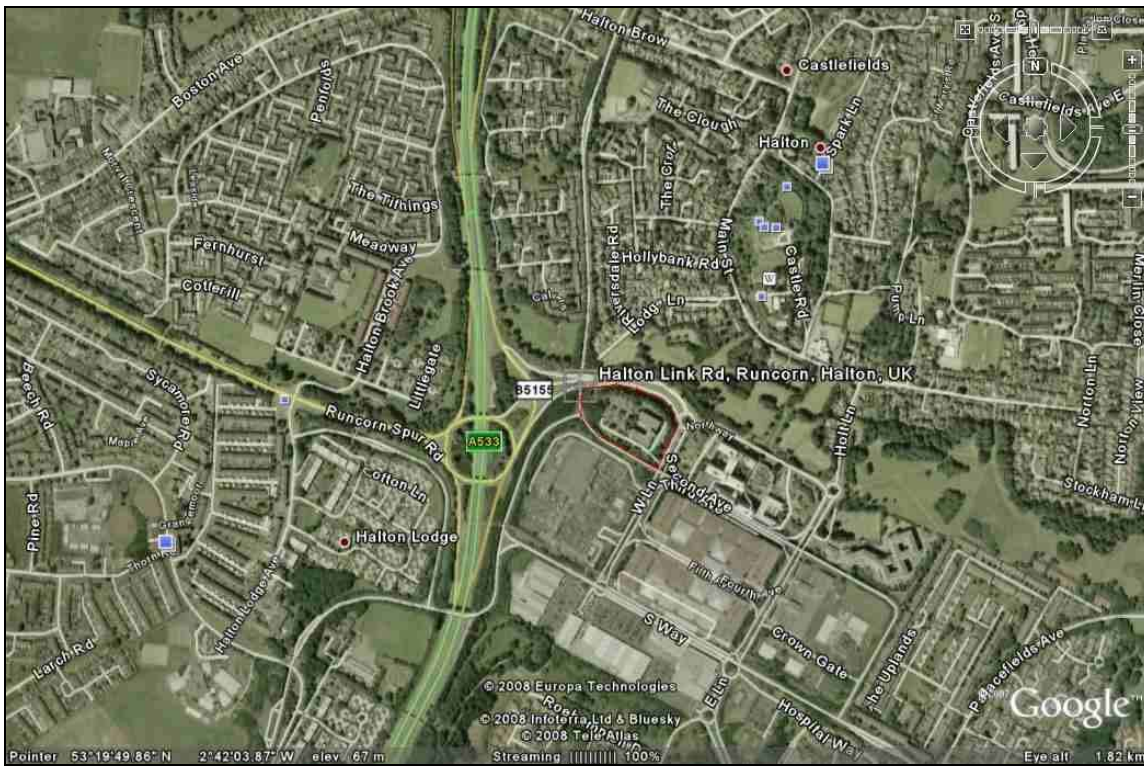
Contact: Michael Pudney  
Direct Line: 0113 203 1131  
Email: mp@pudneyshuttleworth.co.uk

**SUBJECT TO CONTRACT February 2010**

# LOCATION PLANS

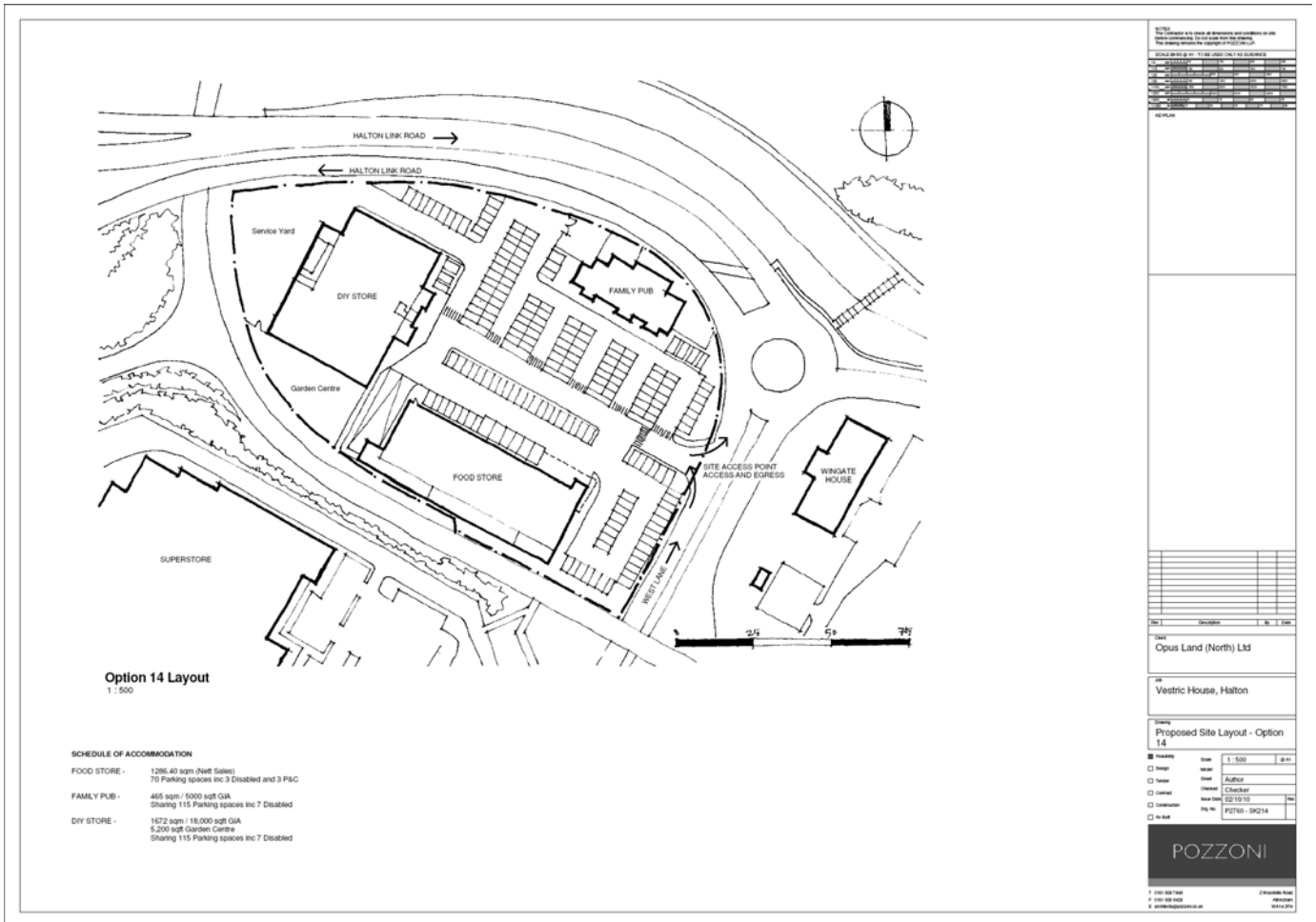


# AERIAL VIEWS





**(Option B)**



Conditions under which particulars are issued by Pudney Shuttleworth for themselves, vendors or lessors of this property, whose agent they are.

- i. The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. No person in the employment of the Joint Agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. All rentals and prices are quoted exclusive of VAT.