

DATED

22 June 2023

HEADS OF TERMS

**In respect of the freehold purchase by Lidl Great Britain
Limited**

at Arroe Park Road, Upton

Subject to Contract

PROPERTY:

Land at Arrowe Park Road, Upton (outlined in the attached, part of title number MS649242)

VENDOR:

Wirral Council

Estates Department

Hamilton Building

Conway Street

Birkenhead

CH41 4FD

VENDORS SOLICITOR:

TBC

PURCHASER:

Lidl Great Britain Limited (CRN: 0281 6429)

Lidl House

14 Kingston Road

Surbiton

England

KT5 9NU

Contact: Faye Heeley

Tel: 07968 510982

Email: faye.heeley@lidl.co.uk

TENANT'S SOLICITOR:

Switalskis Solicitors

Contact: Claire Murphy

Tel: 07814 132624

Fax: 0113 2231401

Email: Claire.Murphy@Switalskis.com

1. **PRINCIPAL TERMS OF PURCHASE**

Preliminary matters	The proposed transaction is subject to contract.	
Tenure	Freehold	
Price	£840,000 (Eight Hundred and Forty Thousand Pounds) plus vat, if applicable (c. £240 sqm)	
Deposit	A refundable deposit of £50,000 will be paid on exchange. This is deductible from the purchase price on completion.	
Possession	Vacant possession to be given on completion	
Conditions for the contract/ reduction in price for abnormal costs		
	Planning	<p>Lidl will submit planning as soon as reasonably practicable and pursue with due diligence</p> <p>Lidl may appeal against a refusal – but need not do so.</p> <p>Planning permission free from onerous conditions. The principal onerous conditions being conditions which:</p> <ul style="list-style-type: none"> a) limit the permission to a particular time or class of occupier b) require third-party co-operation which cannot be obtained on reasonable terms c) Car Parking – to be a free car park and not time restricted to less than 90 minutes d) are otherwise unacceptable to Lidl in its absolute discretion
	Surveys	<p>Lidl will carry out environmental, services and site surveys as soon as reasonably practicable after exchange of contracts.</p> <p>Lidl will notify the vendor whether such surveys are satisfactory – and if Lidl fails to do so the condition is satisfied</p>
	Licensing	Lidl's standard liquor licensing condition will be included
	Longstop Date	The conditional contract shall be subject to a Longstop date of 24 months from the date of the contract to satisfy all conditions (unless extended by virtue of a live planning application or appeal). This date can be extended by both parties for an additional 6 months
	Waiver	Lidl may waive any or all conditions at any time
Stopping Up Order		
		Purchaser will cover the cost of the stopping up of footpath est. £850
Legal Fees		
		Each party to bear their own legal costs
Completion		
		20 working days from Satisfaction of conditions
Costs		
		Purchaser will bear all legal and other professional fees

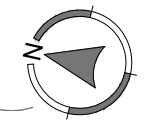
A handwritten signature in black ink, appearing to be 'M. ...', written over a faint horizontal line.

.....
Signed for and on behalf of Lidl Great Britain Limited

08/06/2023

Date

This drawing is to be read in conjunction with all related project drawings. Do not scale from this drawing. All dimensions are to be checked and verified on site prior to commencing any works or other detailed drawings. Studio91 Architecture Ltd are to be made aware immediately of any discrepancies. This drawing along with all the designs and proposals indicated are copyright and remain the property of Studio91 Architecture Ltd.

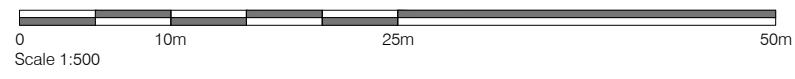


Approximate Site Area
3500 sq.m

Upton Road

Arroe Park Road

Rev	Date	Description
Amendments		
Client: Lidl GB Ltd (Runcorn)		
Project Address: Land at Arroe Park Road, Upton		
Project Description: Proposed Type 1300 Store		
Drawing: Red Line Boundary Plan - Council Owned Land		
Project No: 2023-1016	Drawing No: FEA - 004	Rev: #
Scale @ A3: 1:500	Date: May 2023	Drawn: SPN



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