

Eastham Point Retail Park

WIRRAL CH62 8HJ

FOODSTORE ANCHORED FREEHOLD CONVENIENCE PARADE INVESTMENT



Investment Summary

- ~ Eastham is situated in the metropolitan Borough of Wirral and has a **resident population of approximately 13,900 people**, within the wider Wirral borough population of around 320,200
- ~ The Wirral peninsula benefits from a robust visitor economy, estimated to be worth £547.5m in 2025 (Scarborough Tourism Economic Activity Monitor)
- ~ Prominently situated on the A41 (New Chester Road), one of the principal arterial routes running through the Wirral peninsula
- ~ The purpose built retail parade comprises 10,202 sq ft (948 sq m) of accommodation on a site area of 0.75 acres (0.3 hectares)
- ~ 46% of the contracted income secured against the undoubted covenant of Central England Co-Operative Limited
- ~ 57% of the contracted income is subject to index-linked reviews from Co-Op (five yearly, 1%-3%) and Osprey EV Charging (annual CPI, capped at 3%)
- ~ Extremely attractive **WAULT of 10.5 years** (5.1 years to break)
- ~ **Total gross contractual income of £175,585 pa** reflecting an average rent of **£15.30 psf** on lettable floor space
- ~ Reversionary potential for the parade, with unit 2 let to United Construction and Remodelling Limited t/a Kutchenhaus at a **low passing rent of £10.83 psf**
- ~ Strong EPC credentials, with two units rated A and one rated B
- ~ Freehold



Proposal

Our clients are seeking offers in excess of **£2,360,000** (Two Million Three Hundred and Sixty Thousand Pounds), subject to contract and exclusive of VAT, which reflects a **net initial yield of 7%** after allowing for the deduction of standard purchaser's costs.

A purchase at this price reflects a **capital value of £231 psf**.

Location

EASTHAM, LOCATED ON THE WIRRAL PENINSULA IN MERSEYSIDE, IS A POPULAR COMMUTER VILLAGE.

The village benefits from its proximity to Liverpool City Centre (8.5 miles) and Chester (10.5 miles), offering residents convenient access to city amenities while maintaining a quieter, suburban atmosphere. This has been reflected in a robust upward trend in the area's residential house prices.

Eastham boasts a range of amenities which draw in visitors from the wider region and beyond. Including Eastham Country Park, a 100-acre park situated next to the River Mersey. The park also forms part of the Wirral Way walking and cycling route, and estuary views across to the Mersey are a well-known local draw.

The area is served by good transport links, including rail and bus services, making it an accessible and well-connected location.



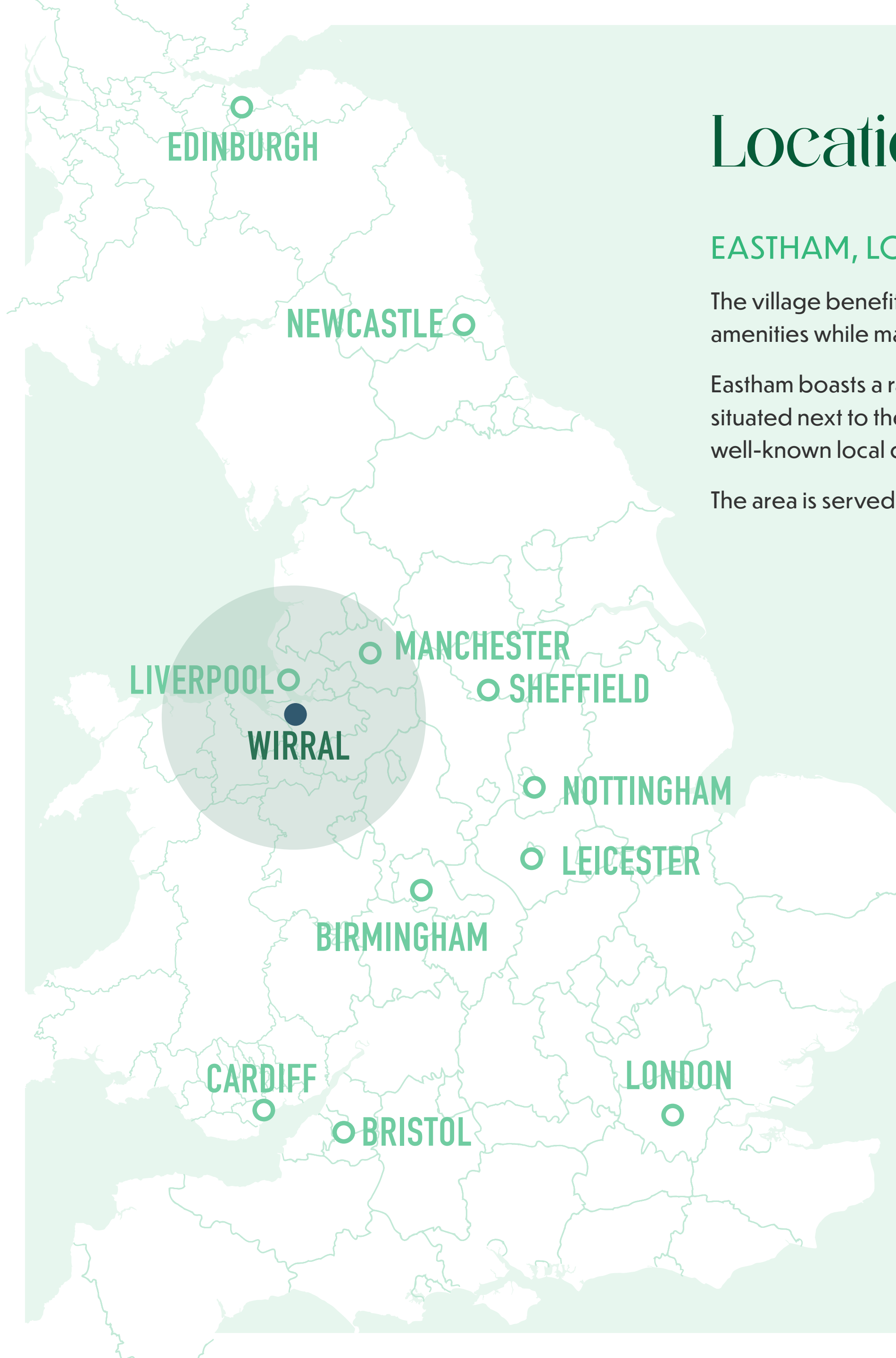
Road access: The M53 runs south through the Wirral Peninsula, with a junction serving Eastham directly. It connects Eastham with Chester and the M56, offering routes to North Wales, Manchester, and beyond. The A41/A5117 provide onward links towards Ellesmere Port and the Wirral's eastern side, while the Kingsway Tunnel to the north gives access into Liverpool city centre.



Rail: Eastham is served by Eastham Rake railway station, situated on the Wirral Line of the Merseyrail network, approximately 8.5 miles south-west of Liverpool Lime Street. Trains run approximately every 15 minutes, with services to nearby Bromborough taking around 4 minutes, and onward connections giving access to Liverpool James Street, Moorfields and Liverpool Central via Birkenhead.



Airport: The nearest airport to Eastham is Liverpool John Lennon Airport (LPL), which can be accessed within 20–25 minutes by car. The airport handled approximately 4.2 million passengers in 2023, a 20% increase year on year.



Catchment / Demographics

Eastham has a resident population of approximately 13,900, within the wider Wirral borough population of around 320,200 (2021 Census). The Wirral Peninsula's visitor economy swells considerably in the summer months, with tourists drawn to the coastline at New Brighton, Hoylake and West Kirby, as well as inland attractions such as Eastham Country Park, a 100-acre riverside park on the Mersey Estuary that draws walkers, cyclists and birdwatchers year-round. The Wirral's visitor economy reached an estimated £547.5m in 2025, a 2% increase year on year – Eastham, and the wider south Wirral area, benefit from this footfall via its proximity to Chester, Ellesmere Port and the Wirral Way.

The average house price in Wirral was £216,000 in June 2026, up 7.8% year-on-year from £200,000 in June 2025, outpacing the North West's 4.7% rise over the same period. Terraced properties led the growth, up 9.1% annually, with flats up 5.0%. This upward trend in property values reflects growing demand and investment in the borough, with Eastham's historic village feel and strong transport links continuing to be a draw for buyers.

The Wirral region, which encompasses Eastham, reported an employment rate of 74.2% for individuals aged 16 to 64 as of December 2023. This rate was higher than the North West regional average, reflective of a healthy job market.

Additionally, the unemployment rate in Wirral was recorded at 3.3% for the same period, lower than the North West average, further underscoring the area's economic stability.

Everton Football Club's Hill Dickinson Stadium, its new home at the former Bramley-Moore Dock, opened in February 2025 approximately 12 miles north-east of the subject property, on the Liverpool waterfront. It represents a transformative regeneration project with significant positive economic implications for the wider Liverpool city region, including cross-river investment and connectivity benefits for the Wirral.



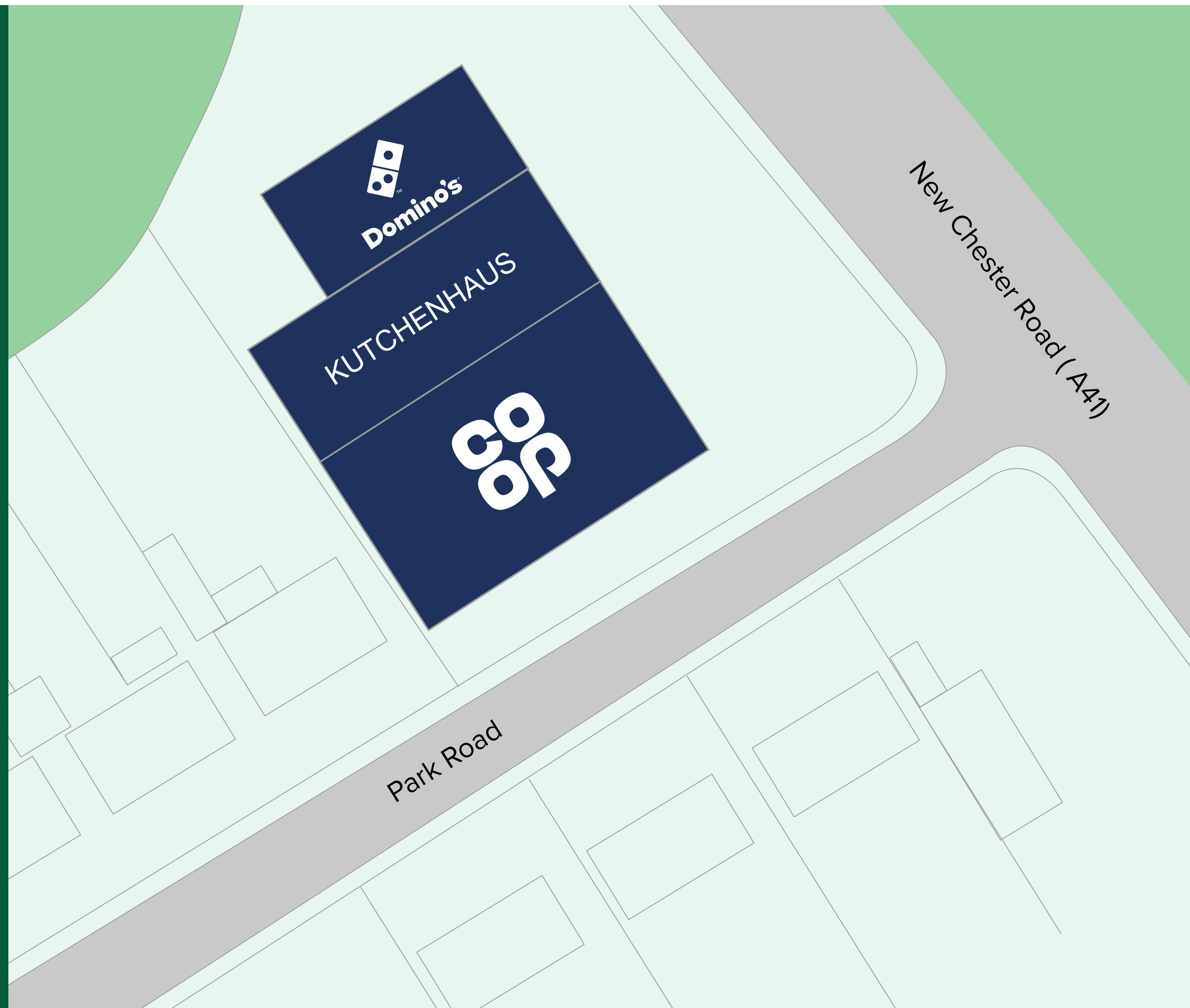
Situation

The property is prominently situated on the A41 (New Chester Road), one of the principal arterial routes running through the Wirral Peninsula, in the settlement of Eastham. The property is a convenience-led parade, serving a localised catchment population of around 13,900. It sits within the wider Bromborough/Eastham retail corridor along the A41, close to Croft Retail and Leisure Park in Bromborough (c. 450,000 sq ft, anchored by M&S Foodhall, Next, Dunelm and an Odeon cinema), in addition to a number of trade and industrial occupiers.

Asset Overview

In total the parade comprises 10,202 sq ft (948 sq m) of accommodation arranged as 3 units across a main terrace. The property is anchored by a 5,332 sq ft Co-Op Store and sits on a site area of 0.75 acres (0.3 hectares).

The park is serviced by 45 free parking spaces, providing a parking ratio of 1:227 sq ft.





Tenure

The property is held freehold under the title number MS378772.

Tenancies and Income

The park is multi-let to 4 tenants with a total contractual income of £175,585 pa representing an average rental of £15.30 psf on lettable floor space.

Co-Op accounts for 46% of the total contractual income at a rental of £15.22 psf across 5,332 sq ft.

57% of the contracted income is subject to index-linked reviews from Co-Op (five yearly, 1%-3%) and Osprey EV Charging (annual CPI, capped at 3%).

The remainder of the contractual income is secured against Domino's (£21.43 psf on 2,100 sq ft) and Kütchenhaus (£10.83 psf on 2,770 sq ft).

The property has a WAULT to expiry of 10.5 years (5.1 years to break).

Tenancy Schedule

Unit Name	Tenant	Trading As	GF GIA (sq ft)	Lease Start	Lease Expiry	Rent Review	Rent Review Type	Break Option	Contracted Rent (pa)	Contracted Rent £ psf	Comments
Unit 1	Central England Co-Operative Ltd	Co-Op	5,332	23/09/2022	22/09/2037	23/09/2027	Indexed Review (1%-3%)	22/09/2032	£81,149	£15.22	Cap and Collar on rent reviews of 1%-3% with RPI compounded over previous 5 years
Unit 2	United Construction and Remodelling Limited	KutchenHaus	2,770	22/11/2021	22/11/2031	22/11/2026		22/11/2026	£30,000	£10.83	Nov 26 break option not enacted Rent deposit of £7,500 plus VAT held
Unit 3	DP Reality Limited	Domino's	2,100	21/10/2016	20/10/2036	21/10/2026		21/10/2027	£45,000	£21.43	
EV Charging	Osprey Charging Network Limited	Osprey	-	09/05/2025	08/05/2045	09/05/2027	Annual CPI		£18,508		Annual CPI linked rent reviews with cap at 3%
Commercialisation	Commercialisation	Commercialisation	-						£928		Yeep parcel lockers
			10,202						£175,585		



Covenants

CENTRAL ENGLAND CO-OPERATIVE LIMITED (IP10143R)

Central England Co-Operative Limited reported turnover of £883.9 million (FY2025) across 400+ trading outlets – including c. 245 foodstores, c. 180 funeral homes, filling stations, travel shops, and florists with 6,700+ employees.

In January 2026, the group merged with Midcounties Co-Operative (£840.2m turnover, c. 6,376 employees), greatly increasing the group’s footprint.

DP REALTY LIMITED T/A DOMINO’S

Domino’s Pizza is a leading American-founded pizza delivery and collection chain, established in 1960 in Ypsilanti, Michigan. In the UK, the brand operates under a master franchise structure through Domino’s Pizza Group plc, a London Stock Exchange-listed company (FTSE 250) headquartered in Milton Keynes, which holds the exclusive rights to own, operate, and franchise Domino’s stores across the UK and Ireland. It is the UK’s leading pizza delivery brand, operating over 1,200 stores nationwide. The group reported turnover of £685.4 million (FY2025) and employs 2,000+ staff.

DP Realty Limited company accounts for the past three years are set out below:

	28 Dec 2025	29 Dec 2024	31 Dec 2023
Turnover (£)	3,640,000	3,347,000	3,196,000
Pre Tax Profit (£)	(59,000)	728,000	1,600,000
Total Net Worth (£)	6,639,000	6,586,000	6,253,000

DP Realty Limited has an Experian rating of 94/100 reflecting ‘very low risk’ of default.

UNITED CONSTRUCTION AND REMODELLING LIMITED T/A KUTCHENHAUS

Kutchenhaus is a German-inspired kitchen retail brand, established in 2004 and is an independent retail brand of nobilia, the family-owned German kitchen manufacturer founded in 1949. Operating on a franchise model since 2014, Kutchenhaus has grown to over 70 showrooms across the UK and internationally.

OSPREY CHARGING NETWORK LIMITED T/A OSPREY

Osprey Charging Network, founded in 2013 and headquartered in Canterbury, Kent, operates one of the UK’s largest public rapid EV charging networks. The company provides fully-funded rapid and ultra-rapid charging infrastructure to private and public landlords, owning and operating the equipment at no cost to the site owner, with payment via contactless, app, RFID and fleet cards, all powered by renewable electricity.

For FY Dec 25, turnover reached £23,153,115, supported by a £110m senior debt facility secured in 2025 to accelerate rollout alongside continued backing from original equity investors. The network ended 2025 with over 1,500 rapid and ultra-rapid charge points, making it the UK’s second-largest open-access rapid network, with a further 1,500 points already funded and scheduled for deployment over the coming years.

Osprey Charging Network Limited has an Experian rating of 86/100 reflecting ‘low risk’ of default.

Further information

SERVICE CHARGE

The current service charge budget y/e 31st December 2026 is £21,146, equating to £2.07 psf.

VAT

The property is elected for VAT purposes and it is anticipated that the transaction will be treated as a TOGC (Transfer of a Going Concern).

EPC

A copy of all EPCs and associated reports are available on request.

PLANNING

E Class (part food).

DATA ROOM

Data room access can be provided upon request.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the preferred purchaser will be required to provide certain identification documents. The required documents will be confirmed and requested from the successful purchaser at the relevant time.

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JACKSON CRISS

Contact

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