

SPECIAL CONDITIONS

LOT number

Brief description of the LOT

Part of 60-66 High Street, Biddulph shown edged red on the plan attached to the prescribed form of TRANSFER annexed to these SPECIAL CONDITIONS

Name and address of the SELLER

United Co-operatives (Estates) Limited (an Industrial and Provident Society registered with number IP24841R) whose registered office is at New Century House Corporation Street Manchester M60 4ES

Name, address and reference of the SELLER'S SOLICITORS

Co-operative Group Legal Department Third Floor Holyoake House Hanover Street Manchester M60 0AS (Ref: SP.8263/1614)

Title

Freehold

Registered or unregistered?

Registered at *Land Registry Birkenhead (Old Market) Office with title absolute under Title Number SF297146 and SF334400.*

Title guarantee

Full title guarantee as qualified by the prescribed form of TRANSFER annexed to these SPECIAL CONDITIONS.

Deposit

10% of the PRICE to be held as stakeholder.

INTEREST RATE

4% over Co-operative Bank plc base rate from time to time

AGREED COMPLETION DATE

Please refer to GENERAL CONDITIONS

VAT

To the extent that it is possible, the sale is intended to be a transfer of a going concern to which CONDITION G15 applies.

Insurance

The SELLER is to insure and any refund of insurance payments is to be made to the tenants

Vacant or let?

The sale is subject to the TENANCIES listed in the tenancy schedule

Rights sold with the LOT

The rights referred to in the prescribed form of TRANSFER, a copy of which is annexed to these SPECIAL CONDITIONS

Exclusions from the sale

The retained land referred to in the prescribed form of TRANSFER, a copy of which is annexed to these SPECIAL CONDITIONS

Reservations to the SELLER

The reservations referred to in the prescribed form of TRANSFER, a copy of which is annexed to these SPECIAL CONDITIONS

What the sale is subject to

The matters set out in the GENERAL CONDITIONS and those referred to in the prescribed form of TRANSFER, a copy of which is annexed to these SPECIAL CONDITIONS.

Amendments to the GENERAL CONDITIONS

None

Extra SPECIAL CONDITIONS

On completion, the BUYER shall reimburse the SELLER the cost of the search fees incurred by the SELLER in the sum of £531.60.

TRANSFER

The prescribed form of TRANSFER is annexed to these SPECIAL CONDITIONS and the TRANSFER to the BUYER shall be in the form of this prescribed TRANSFER with such additions as are necessary to record the identity of the BUYER, the BUYER'S address for service, the purchase price and the BUYER'S attestation clause.

Capital allowances

The SELLER and the BUYER agree and declare that the agreed position relating to capital allowances in respect of the Property is as set out in the notice of election annexed to these SPECIAL CONDITIONS and the SELLER and the BUYER shall sign such election in this form on or before the AGREED COMPLETION DATE and forthwith after COMPLETION lodge the same with the requisite party.

Maintenance agreements

There are no maintenance agreements.

TUPE

There are no employees to which TUPE applies.

Environmental

General condition 21 (Environmental) applies. The following reports have been supplied by the SELLER: Sitecheck Assess Report dated 15 April 2010.

Warranties

There are no available warranties.

TENANCY SCHEDULE

The LOT is sold subject to and with the benefit of the TENANCIES listed below:

Property	Date	Original Landlord and Tenant	Current Tenant	Term	Current Rent
Retail Premises being part of 60-66 High Street, Biddulph	14 April 2010	(1) United Co-operatives (Estates) Limited (2) Co-operative Group Estates Services Limited (3) Ruston Retail Limited	Ruston Retail Limited	25 years from 14 April 2010	£35,000 per annum