

27 November 2007

Direct Line: 01923 473930
Local Fax: 01923 473506

Andrew Boucher
Tesco Stores Ltd
3rd Floor
1 Portland Street
Piccadilly
Manchester M1 3BE

Dear Andrew

Re: Kirkby

Kirkby town centre is not presently a location where our company would look to invest in a new store and, whilst we are aware of proposals for an extension to the existing centre, we do not believe this would create a sufficient transformation to change our view.

We have, however, registered our strong interest in securing representation on Tesco's proposed scheme at Kirkby, principally because of its comprehensive nature, its relationship with the existing town centre and the fact that it will create a strong retail destination in an area that is currently underprovided for to the North-East of Liverpool city centre. However, were such a development to occur at a smaller scale or on a more limited basis, the key benefits to the scheme would not exist.

Without the presence of the food store anchor, the safe, secure and easy to use car parking and the excellent access arrangements it is likely that we would consider alternative locations to fulfill our occupational requirements for the North and East of the Liverpool area.

Kind regards

Yours sincerely



Tom Cartledge
Regional Development Manager

E-mail: tom_cartledge@tkmaxx.com

cc: **Geoff Phillips – Morgan Williams**