

# For Sale



## Clayton Court

Units 1-10 Clayton Court, Clayton Street, Wigan WN3 4DA

Multi-let commercial investment property

**PARKINSON**  
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## Key Highlights

- **Commercial investment property presently producing £54,461 p.a.x.**
- **Low average rent rate offering opportunity to asset manage and improve rental income**
- **Island site benefiting road access to all 4 elevations of the property**
- **Fully occupied**
- **Asset management opportunity**



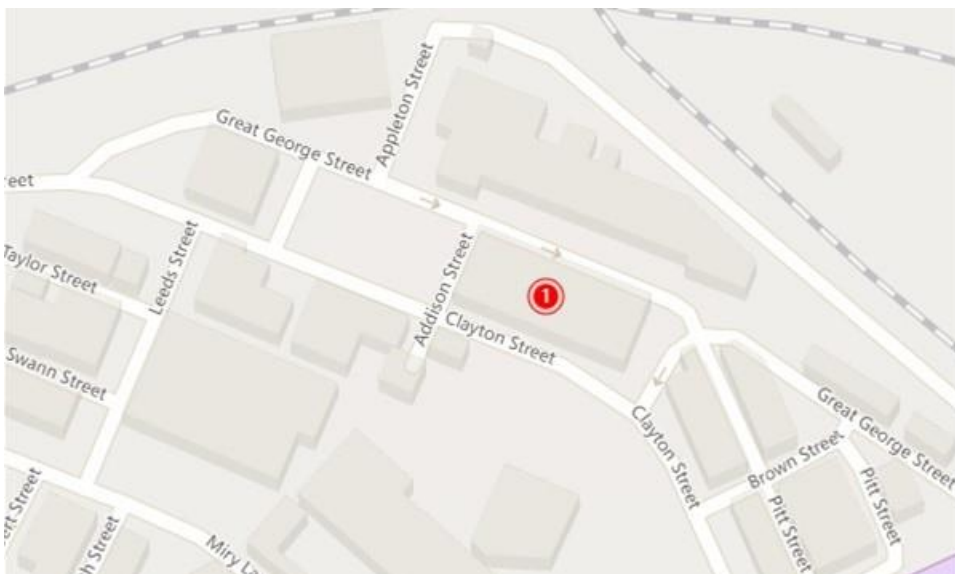
## Location

The subject is situated essentially on an island site fronting onto Clayton Street within the popular Miry Lane trade and commercial area of Wigan town centre. Occupiers in close proximity include trade counters, car sales and other light industrial and commercial uses. Whilst fronting Clayton Street the premises benefits road access to all other boundaries via Fairhurst Street, Addison Street and Great George Street. The property is situated within walking distance of Wigan town centre and all the amenities and services the town provides including Wigan's regional and national train stations. The location benefits excellent road connectivity being within the town centre offering direct access out onto main arterial roads leading to motorway networks and beyond.



## Description

The subject comprises a multi-let commercial premises which is detached in nature and sitting on effectively an island site with road access to all 4 boundaries to the site. The building is a detached single storey purpose built commercial facility that has been sub-divided to provide numerous separate lettable units. Accommodation is primarily throughout the ground floor however a small area of mezzanine is provided to one of the units.







## Accommodation

The property provides for 10 individual units of varying sizes. The business rates schedule provides approximate unit sizes however interested parties are advised to complete their own due diligence as the rates information is unlikely to be accurate.



## Tenancy Schedule

The building provides an investment return of £54,561 per annum derived from the 10 current tenants and secured across varying lease terms. Full information regarding the leases can be made available on request

Address	Tenant	Occupation since	Rent
Unit 1	Diamond Fireplaces	Feb 2007	£9,900
Unit 2	Celltech Systems	July 2016	£8,375
Unit 3	Wigan Cutting Services	Feb 2007	£3,832
Unit 4	Niyo Electrics	June 2021	£5,025
Unit 5	Richard Thompson	July 2006	£1,205
Unit 6	Baldy's Pies	May 2021	£5,124
Unit 7	MLG Catering	Feb 2007	£3,000
Unit 8	Paul Shorrocks	April 2008	£3,000
Unit 9	Edmundson Electrical	Sept 2008	£7,000
Unit 10	Anthony De Roma	Aug 2005	£8,000
Total Rent (exclusive of but subject to VAT) as at 31.10.21			£54,561

Further details regarding the status of occupiers can be provided upon request.



## Services

The property is connected to all main services including gas, water, electric and drainage.

Only 2 of the units benefit a metered gas supply. Electric is supplied to the tenants on a sub-metered basis from a landlords supply. There is a single mains water feed to the building which is, again, sub-metered and recharged to the tenants quarterly with the exception of Unit 10 which benefits its own water meter and individual supply. Foul & rainwater drainage is recharged to tenants on a pro-rata basis subject to the size of unit or occupancy.



## Business Rates

We have identified the following assessments relating to the building within the Valuation Office Agency Rating List.

Address	Description	VOA Size	Rateable Value
Unit 1	Warehouse & Premises	330.90 sqm	£12,500
Unit 2	Warehouse & Premises	288.79 sqm	£11,000
Part Unit 2	Store & Premises	35.50 sqm	£1,600
Unit 3	Workshop & Premises	175.70 sqm	£7,200
Unit 4	Workshop & Premises	273.70 sqm	£10,250
Unit 5	Workshop & Premises	43.20 sqm	£1,950
Unit 6	Workshop & Premises	116.80 sqm	£6,000
Unit 7	Warehouse & Premises	98.70 sqm	£5,400
Unit 8	Warehouse & Premises	413.69 sqm	£14,000
Unit 9	Warehouse & Premises	369.60	£8,600
Unit 10	Workshop & Premises	566.50 sqm	£22,500



### Tenure / Title

We understand the property is held freehold under title number GM538243.



### Proposals

Proposals are sought from investors in relation to acquisition of the freehold interest subject to the existing tenancies. A guide price can be provided upon application



### VAT

We understand the property is elected for VAT purposes and therefore VAT will be applicable to rent and prices quoted.



### EPCs

Energy Performance Certificates have been commissioned by our client and will be made available to interested parties upon request.



### Further Information

Further information can be provided, by our **WIGAN** office, to parties making a formal request to the selling agents. Due to the nature of the property viewings will not be possible without prior appointment and appointments to view will only be arranged once serious expressions of interest have been received and the interested party has been vetted and approved by the selling agent and their client.

**Anti Money Laundering** –In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore, any proposed purchaser/tenant is to provide proof of identification and address and to confirm the source of funding.

**Disclaimer** - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or contract. All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

Subject to contract.

Ref: AG0607 March 2022

# PARKINSON

## REAL ESTATE

ENQUIRIES AND VIEWINGS STRICTLY BY  
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