

FOR SALE

CLAYTON COURT

MULTI-LET INDUSTRIAL INVESTMENT OPPORTUNITY

1-10 CLAYTON PLACE
CLAYTON STREET
WIGAN WN3 4DA



PROPERTY DESCRIPTION



28,900 sqft

£145,000 pax (Average £5.00 psf)

Highly reversionary asset

£1,820,000

7.50% Net Initial Yield

Market rent reversion of 10.68%

£63.00 per sqft capital value

Freehold title

THE PROPERTY

A detached industrial unit which has been subdivided to create a multi-let asset totalling 28,900 sqft (additional 862 sqft mezzanine has been excluded from floor areas), on a site of 0.9 acres.

Prominent and imposing island site.

Established Miry Lane Industrial Estate location.

Loading is via ground level doors and access doors.

The internal height is 5.2m to the apex.

TENANCY INFO

Tenants are long standing, some of which for over 15 years.

The total rent passing equates to £145,000 pax, which reflects a low average rent of just £5.00 per sqft.

All leases are included in the L&T Act 1954.

Nutra Preps Ltd is a rapidly expanding business that occupy 21% of the building and account for 26% of the total rental income. They process over 25,000 healthy ready meals per week and clients include Wigan Warriors RLFC, St Helens RLFC, Greater Manchester Police, and Leigh Leopards RLFC.

PROPERTY LOCATION

The property is located at Miry Lane Industrial Estate, an established business location west of Wigan town centre.

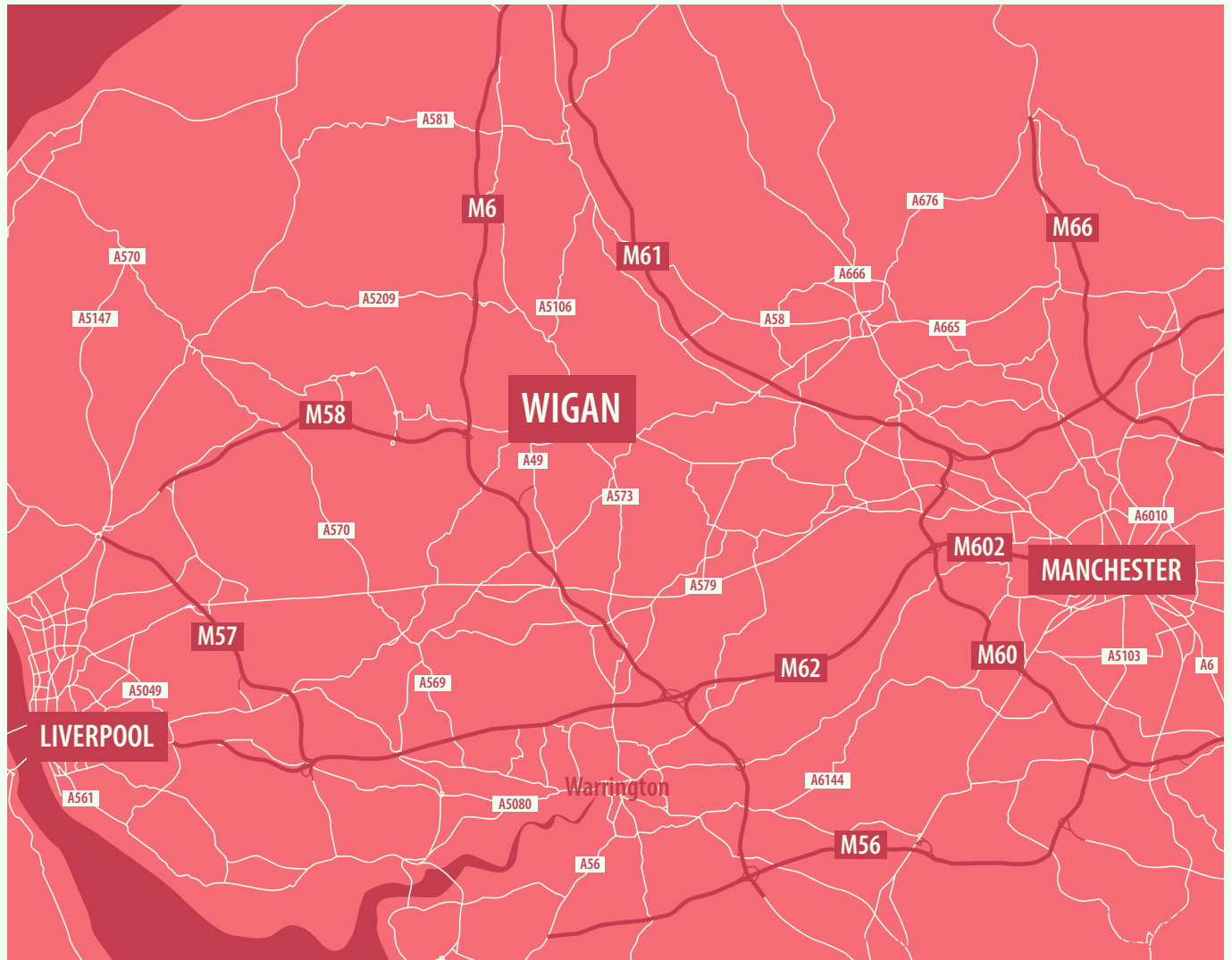
This highly accessible location has a readily available workforce nearby and convenient access to the town centre and rail services on the West Coast Mainline. It is a well-established employment estate with a range of units to suit a wide range of local business needs.

Located just a 5 minute walk in to Wigan Town Centre and to both Wigan Wallgate and Wigan North Western Train Stations. The estate is situated 3.5 miles north east of J25 M6 motorway, and 3.5 miles east of J26 motorway.

Nearby occupiers include CEF, Edmundson Electrical, Euro Car Parts, Eurocell SIG, Toolstation, Arnold Clark and Robins & Day.

NEARBY REGENERATION

Close to Miry Lane Industrial Estate and just 0.5 miles south is Wigan Pier and Eckersley Mill. Wigan Pier and its 'Pier Quarter' project will deliver 55,000 sq ft of office, events, and commercial space, along with leisure, retail, and community facilities. The regeneration of the area will also transform Piers 2 and 3 to provide a multi-event space. Eckersley Mill and the 'Cotton Works' project is a 16 acre site to create a new neighbourhood comprising a 22,000 sq ft food hall, 68,000 sq ft Grade A offices and has planning for conversion and new build residential accommodation totalling over 950 apartments.



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LOCAL MARKET

There is a lack of available industrial supply within a 5 mile radius of the subject property.

LOCAL MARKET METRICS AS FOLLOWS:

Vacant availability of just 1.7%, between 1,000 sqft and 5,000 sqft.

Average achieved market rent of £9.68 per sqft and average capital value of £100 per sqft.

The average achieved yield is 7.30%.

The nearby Victoria Trading Estate (3 minute walk) provides strong recent evidence. Unit 14 (3,461 sqft) has been let to Wolseley UK Limited on a new 10 year lease from September 2025 at £10.00 per sqft, with the investment selling in March 2026 at £510,000 / 6.50% NIY / £147.00 per sqft.

Other evidence for industrial and trade units of sub 5,000 sqft in Wigan, range between £10.00 per sqft to £15.00 per sqft.

Unit 13 Great George Street (1,000 sqft) was leased on a 3 year term at £14.40 per sqft in November 2025. Unit 15 Appleton Street (1,070 sqft) was leased on a 5 year term at £11.77 per sqft in March 2025.

There is significant reversion available based on the passing rent versus the market rents being achieved nearby.



TENANCY SCHEDULE

All of the tenants have recently signed new lease terms following a long period of holding over.

Unit	Size (sqft)	Tenant	Lease Start	Break	Review	Lease Expiry	Rent (psf)	Rent (pa)
1	3,616	Margaret Allen	01/06/23	31/05/28	01/06/28	31/05/33	£4.98	£18,000
2	3,810	Celtek Solutions	01/06/23	31/05/26		31/05/28	£4.72	£18,000
3	2,028	Donna Wall, t/a Nutra Preps Ltd.	01/05/26		01/05/31	30/04/36	£5.92	£12,000
4	2,113	PCF Limited	01/06/23	31/05/26		31/05/28	£5.92	£12,500
5	556	Liam Wall, t/a Nutra Preps Ltd.	01/05/26		01/05/31	30/04/36	£10.79	£6,000
6	2,553	Ashley Wall, t/a Nutra Preps Ltd.	01/05/26		01/05/31	30/04/36	£4.70	£12,000
7	1,007	Laura Mitchell-Wall, t/a Nutra Preps Ltd.	01/05/26		01/05/31	30/04/36	£7.94	£8,000
8	4,380	Paul Shorrock	01/06/23			31/05/28	£4.00	£17,500
9	2,927	Edmundson Electrical	01/06/23		01/06/26	31/05/28	£3.76	£11,000
10	4,528	NBH Autoparts Ltd	02/06/26		02/06/29	02/06/31	£6.63	£30,000
	28,900						£5.00	£145,000

Leases are drawn on a Full Repairing and Insuring (FRI) basis, with insurance being re-charged to tenants by the landlord.

The leases (apart from one) do not include a Schedule of Condition. The roofs are excluded from the tenant's repairing liability.

The average rent passing of £5.00 per sqft is below market rent and the overall ERV is at least £7.50 per sqft (£206,385 pax).

ADDITIONAL INFORMATION

SERVICES

The property is connected to all mains services. All units are individually submetered and re-charged to tenants on a quarterly basis.

VAT

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

EPC RATING

The EPC ratings range from B-39 to E-104. Further details can be provided on request.

TENURE

The property is held on a Freehold basis, under Title Number GM538243.

AML

To comply with our legal responsibilities for Anti-money laundering, the successful bidder will need to provide all information necessary for us to undertake such checks prior to completion including corporate structure and ownership details, identification and verification of ultimate beneficial owners and satisfactory proof of the source of funds for the purchaser.

PROPOSAL

Offers are invited in the region of £1,820,000.

This reflects a net initial yield of 7.50% and a very low capital value of just £63.00 per sqft.

The reversionary yield based on a conservative ERV overall of £7.50 per sqft (£206,385 pax).



For further information or should you wish to arrange an inspection, please contact:

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