

99 High Street

Standish, Wigan, WN6 0HD

Single let self contained detached office investment property

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Key Highlights

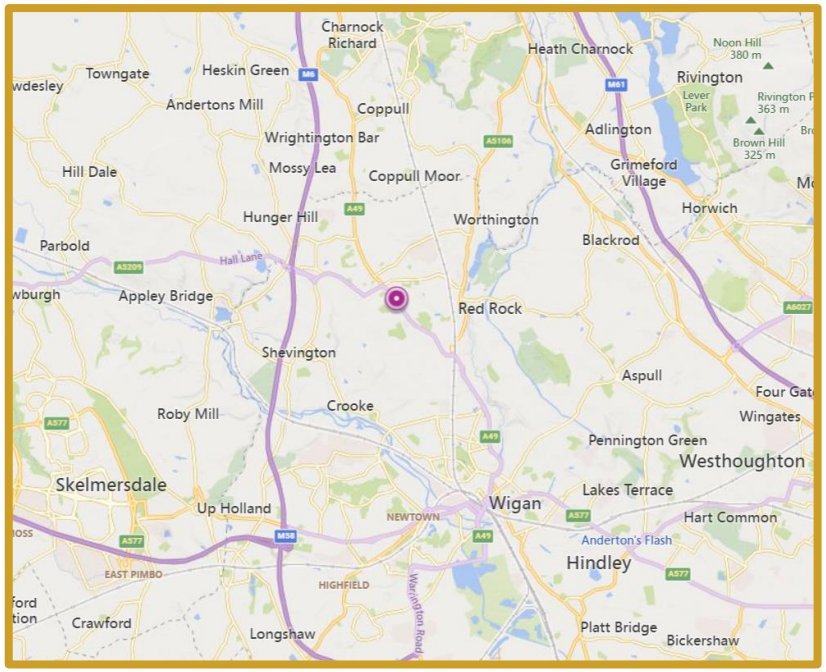
- **Freehold office investment.**
- **Producing income of £38,200 per annum (with annual increases linked to RPI)**
- **Prominent high street location in Standish.**
- **Convenient access to Wigan town centre and the wider motorway network.**
- **Established commercial location with a range of nearby amenities.**
- **Let to an established national wealth manager within the professional-services sector.**

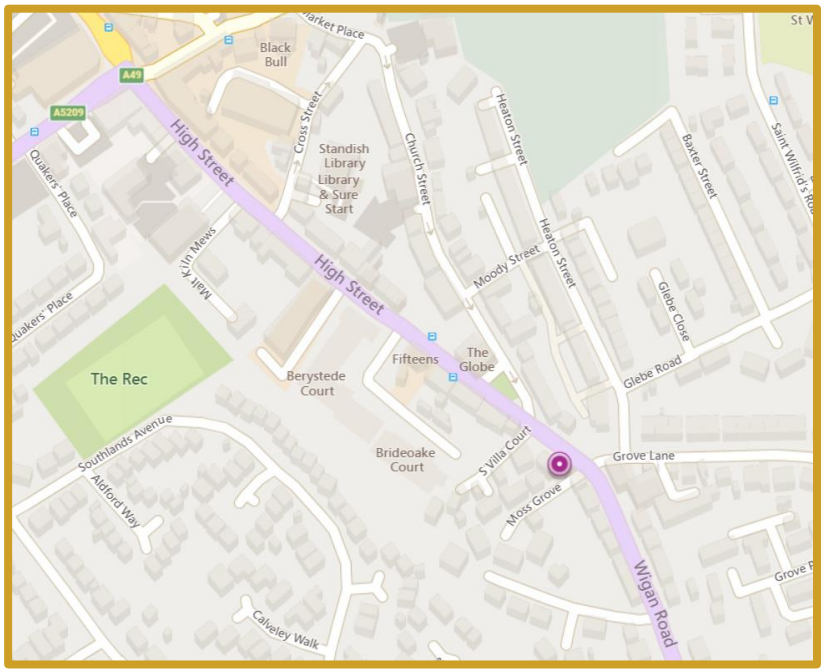
Location

The property is prominently situated on High Street, within the heart of Standish, an established and popular village approximately 3 miles north of Wigan town centre. Standish offers a good range of local amenities, including independent retailers, cafés, restaurants and other professional services, creating a well-established commercial environment. The property benefits from convenient access to the A49, providing links to Wigan, Chorley and the wider motorway network, with Junction 27 of the M6 motorway located nearby. The location provides an established commercial setting, benefiting from good local amenities and convenient transport links, making it an attractive proposition for investors seeking a well-positioned commercial property.

Description

The opportunity to acquire a single let investment property.
The property comprises a well-presented office premises arranged over two floors, providing a range of individual office suites and communal working areas. The ground floor benefits from a reception area, four offices, meeting room, administration room, two communal kitchens and WC facilities. The first floor is split into two separate sections, accessed via two staircases, and provides three further office spaces alongside a larger communal office/administration area.

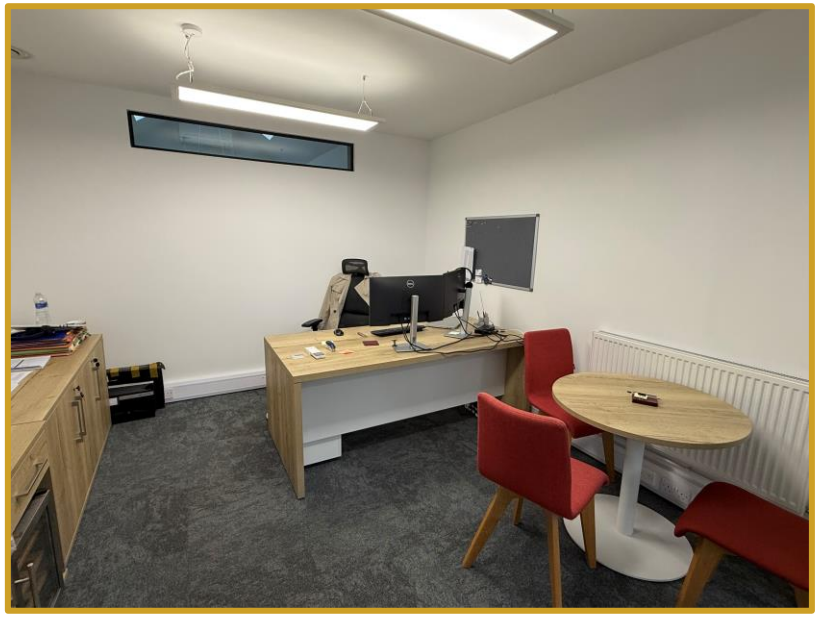




Additional Plans / Photos









Tenure

We are informed the property is available freehold with the tenant to remain in occupation by way of the lease outlined below.

Lease

The property is wholly occupied by Titan Wealth Holdings Ltd by way of a full repairing lease dated 15th October 2026 for a term of 5 years.

The initial rent is £38,200 per annum and this is subject to annual index linked reviews. The lease contains a tenant break option on the day proceeding the third anniversary of the lease commencement.

Covenant

Titan Wealth Holding Ltd (Co Ref Number – FC039890) who had a reported turnover revenues of £146,184,000 and credit save contract limit of £7,300,000 at the end of 2025.







Price

On application.

Services

We are informed that the property benefits from all mains services.

EPC

Available upon request.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this matter.

Money Laundering Regulations – in order to discharge legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

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:** **November 2026**

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