



# Multi Let Office & Development Investment

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**TO LET COMMERCIAL**

**Carter Jonas**

Wallgate • Wigan • WN3 4AL





# Pier House

A vibrant multi-tenant office space.

Pier House sits prominently roadside and is a 4-storey mill lovingly transformed into a vibrant multi tenanted office space. This unique landmark property facing Wigan Pier blends historic charm with modern functionality, offering tenants character and convenience and offering investors a fully let property with potential for further improvement or redevelopment.

The site is 0.45 acre with the property comprising over 12,000 sq ft across 4 floors with land to the front used as a communal car park and a yard to the rear let out as parking to the ground floor tenant.

The building is well-maintained, has lift access to all floors and central heating throughout. Each floor has its own electricity supply and boasts dedicated toilets and kitchens.

## Key Points:

- **Ground Floor and Lower Ground:** Each floor is let to an individual tenant on a Full Repairing and Insuring (FRI) lease with service charge. Both these tenants have been in situ for over 6 years.
- **First and Second Floors:** Designed for flexibility, these floors boast 17 modern, all-inclusive office suites let to 9 tenants.

Offers over  
£1,100,000

12,282 sq ft





# Investment Summary

## EPC

The property has an EPC Rating of B

## Tenure

We understand the site is a mix of Freehold and Long Leasehold.

## VAT

The property is elected for VAT and it is the intention to treat this transaction as a Transfer of a Going Concern.

Offers over £1,100,000



Instant income with reliable rental yield of 9.24%



Unique blend of history, character, and modern potential



10,000 sq ft of lettable space across 4 floors



19 offices currently leased to 11 tenants



Multiple expansion and redevelopment options (subject to planning)



Diversified tenant base minimizes risk



Excellent transport links with direct access to motorways, trains, and Manchester Airport



Densely populated catchment area exceeding 4 million within easy reach



Pier Quarter redevelopment plans promise a vibrant mixed-use hub





# Location

An exceptional location for investors.

Wigan, strategically positioned in the heart of Greater Manchester, offers an exceptional location for investors seeking sites with excellent connectivity. Its central position, 16 miles southeast of Manchester and 17 miles southwest of Liverpool, places it at the core of a densely populated and economically active region, granting immediate access to a combined urban population exceeding 4 million.

With a resident population of 107,732 and a catchment area exceeding 330,000 within a 6.2 mile radius, Wigan presents a vast and growing consumer base ripe for exploration.

The local area boasts a diverse and growing economy, with strengths in retail, manufacturing, and professional services. Recent and ongoing regeneration projects are injecting new life into the town, attracting exciting new opportunities and investments.



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Prime Location.  
Strong Returns.  
Own a piece of  
the Northwest's  
commercial future.





Wigan Wallgate  
Train Station

Wigan North Western  
Train Station

SureStore

Victoria Mill  
Apartments

Premier Inn

Arnold Clarke

Howdens

Enterprise  
-  
National Tyres  
-  
Tool Station

Travis Perkins

GO Outdoors

Pier House

Wigan Pier

The Range

Trenchfield Mill  
(Mixed use)

Heaton Group

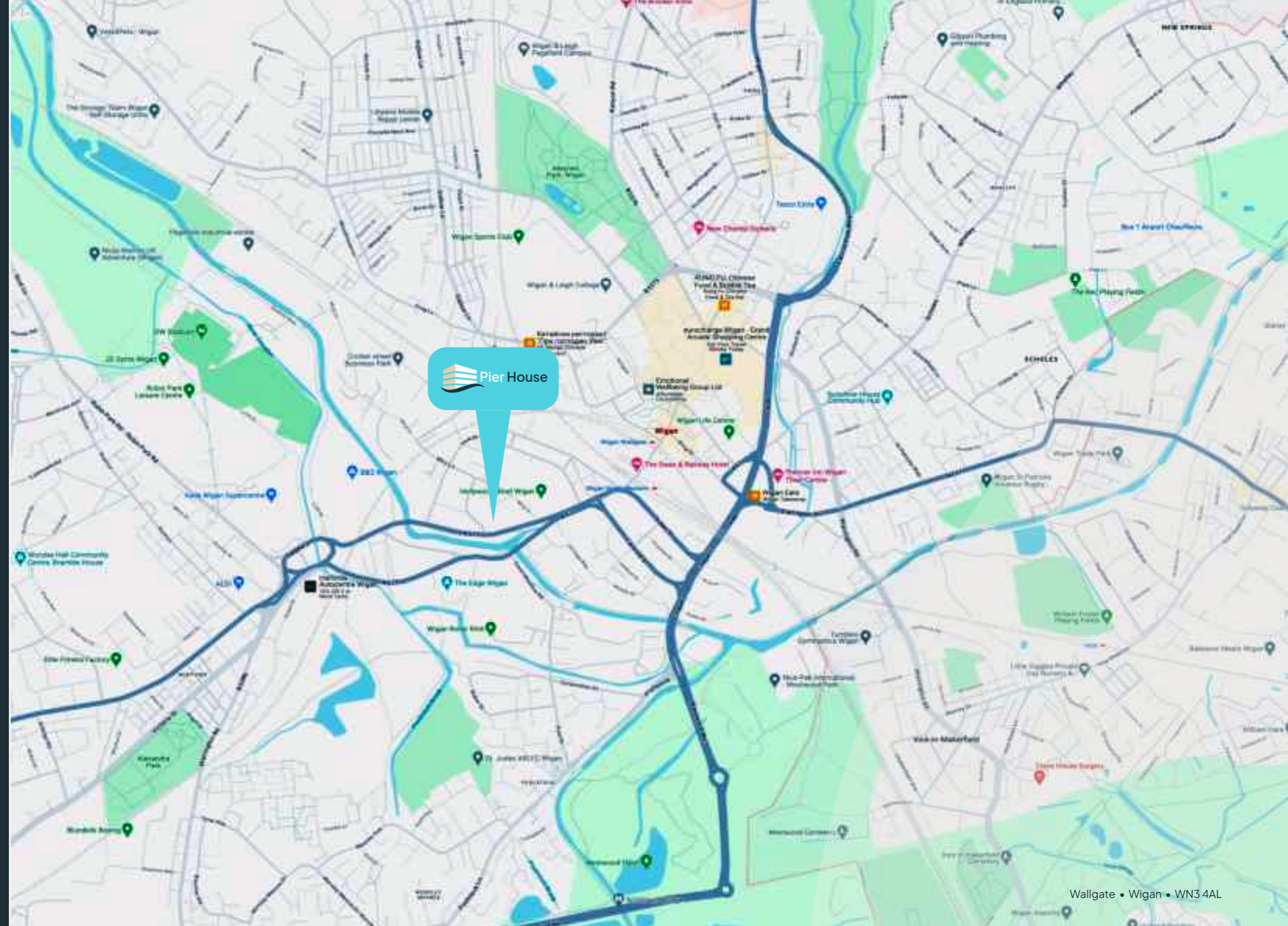
Motorways  
M6 & M58



# Wigan Transport Links

A robust transportation network, including:

- Direct access to the M6 and M56 motorways via the A58: Provides seamless connection to major cities and business hubs across the North West.
- Frequent train services: Wigan Wallgate and Wigan North Western stations offer regular trains to Manchester, Liverpool, and beyond.
- Improved connectivity: Ongoing rail electrification projects promise even faster and more frequent train services in the future.
- Manchester Airport within easy reach: Located just 23 miles (37 km) away, Wigan provides convenient access to international travel and logistics opportunities.





# Aerial View



# Rear View



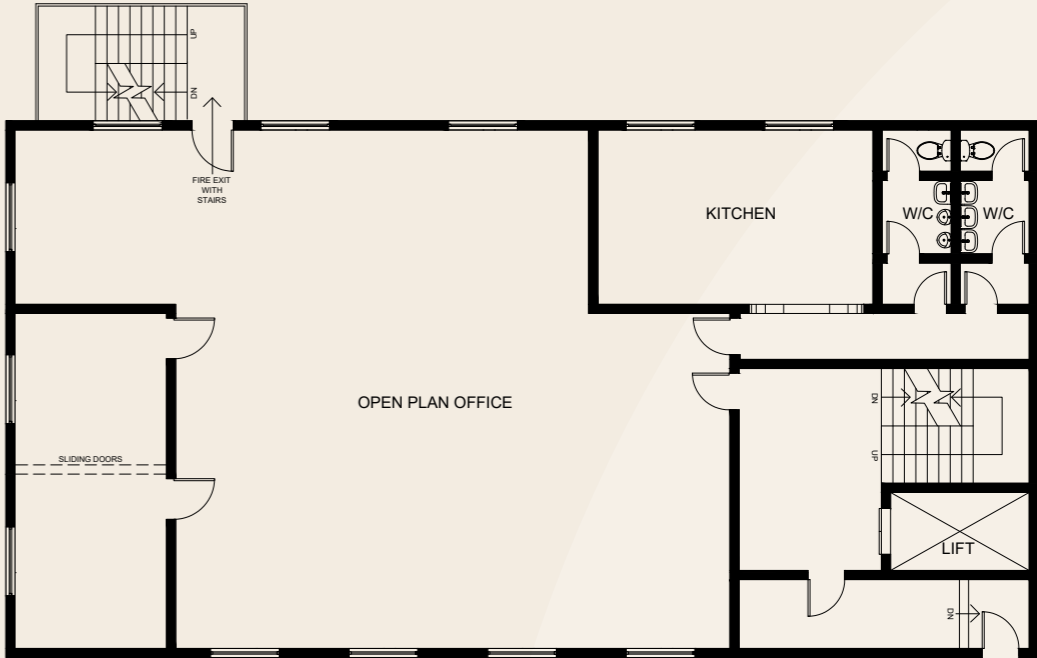
# Floor Plan

Lower Ground Floor



# Floor Plan

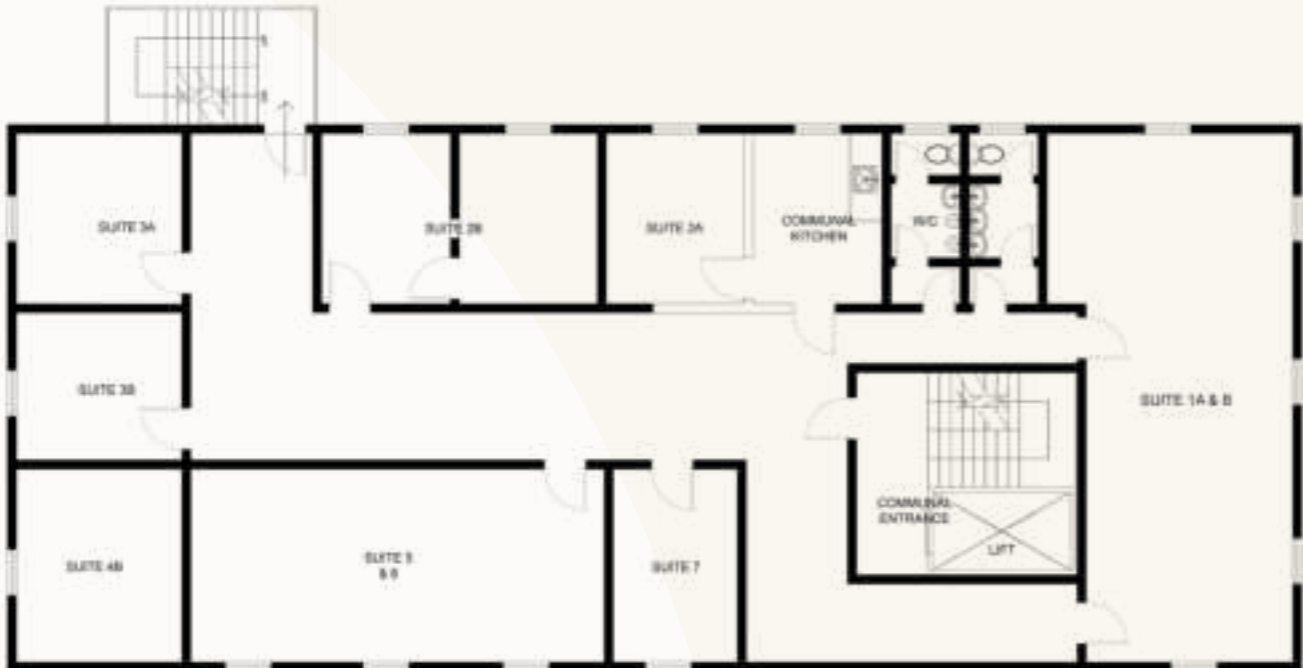
Ground Floor





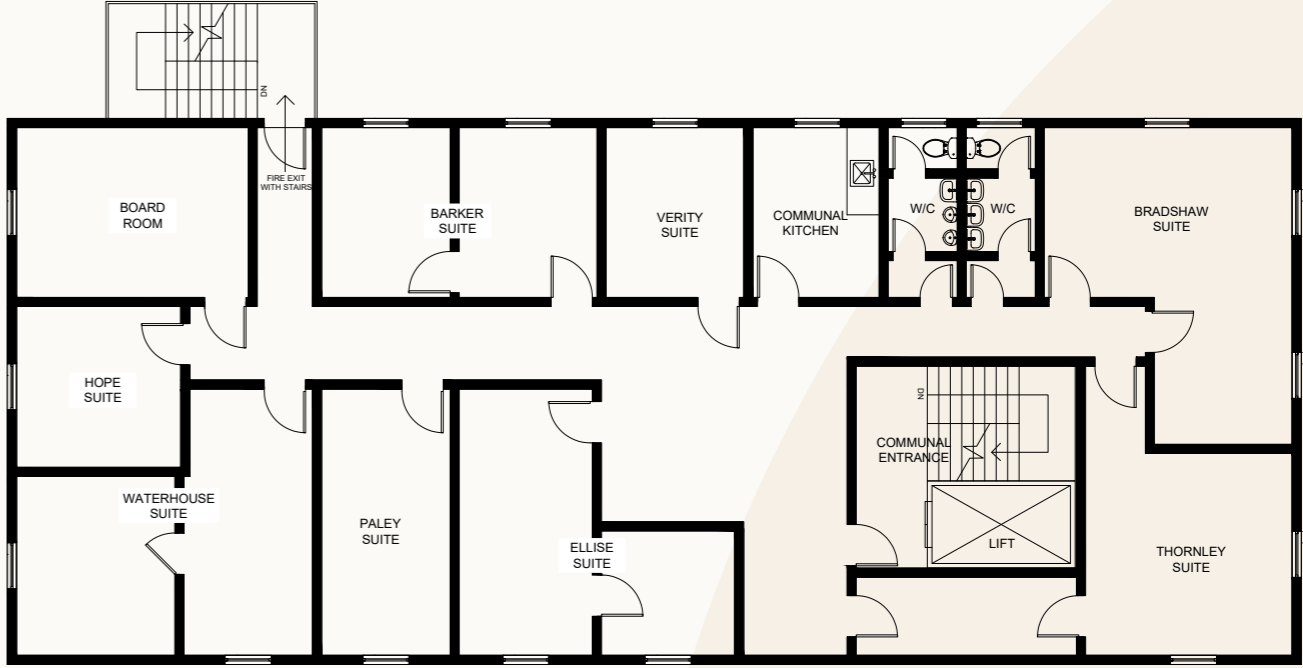
# Floor Plan

First Floor



# Floor Plan

Second Floor





# Tenancy schedule



| Unit                              | Sqft        | £ Per Sqft | Rental          | Tenant Name        | Start Date         | Term      | Break Option    | Type    | Service Charge | Comments   |
|-----------------------------------|-------------|------------|-----------------|--------------------|--------------------|-----------|-----------------|---------|----------------|--|
| Lower Ground floor                | 2008        | £7.47      | £15,000         | Care choice        | 15th July 2022     | 3 years   | N/A             | Lease   | £4             | New agreement / in the building since 2016 - 7 years |
| Ground floor                      | 2100        | £10.00     | £21,000         | Network Rail       | 20th October 2022  | 3 years   | 18th month      | Lease   | £4 (capped £5) | New agreement in the building since 2017 - 6 years   |
| Suite 1a & 1b                     | 600         | £16.67     | £10,000         | Caring connections | 28th January 2022  | 6 months  | 1 month rolling | Licence | Included       |  |
| Suite 2                           | 305         | £14.21     | £5,200          | My Care My Home    | 1st February 2018  | 12 months | 1 month rolling | Licence | Included       | Initially one office and expanded                    |
| Suite 3a                          | 160         | £16.25     | £3,120          | My Care My Home    | 5th March 2020     | 6 months  | 1 month rolling | Licence | Included       | Room used for staff training                         |
| Suite 3b                          | 140         | £10.71     | £1,800          | Caring Connections | 28th February 2022 | 6 months  | 1 month rolling | Licence | Included       | Room used for staff training                         |
| Suite 4a,4b,5,6, Ellis & Thornley | 1145        | £16.07     | £18,400         | Northern Trains    | 1st October 2020   | 6 months  | 1 month rolling | Licence | Included       | Rolling licence                                      |
| Suite 7                           | 130         | £23.08     | £3,000          | Corpserve          | 1st July 2021      | 6 months  | 1 month rolling | Licence | Included       | Used as a postal address / virtual office            |
| Suite 8                           | 90          | £13.33     | £1,200          | My Care My Home    | 1st June 2021      | 6 months  | 1 month rolling | Licence | Included       |  |
| Waterhouse suite                  | 360         | £15.89     | £5,720          | To Let Wigan       | 1st February 2017  | 6 months  | 1 month rolling | Licence | Included       | In the building since 2014 9 years                   |
| Hope suite                        | 140         | £18.21     | £2,550          | Carmen Uniacke     | 1st November 2019  | 12 months | 1 month rolling | Licence | Included       |  |
| Barker suite                      | 270         | £17.59     | £4,750          | Sean Moffat        | 24th July 2020     | 6 months  | 1 month rolling | Licence | Included       | wants more space ideally                             |
| Verity suite                      | 135         | £20.37     | £2,750          | Vacant             |                    |           |                 | Licence | Included       | previous tenant tattooist                            |
| Bradshaw suite                    | 270         | £14.81     | £4,000          | Commercially       | 7th October 2021   | 6 months  | 1 month rolling | Licence | Included       | In the building since 2014- 9 years                  |
| Paley suite                       | 200         | £24.00     | £4,800          | All Round Care Ltd | 16th January 2024  | 12 months | 1 month rolling | Licence | Included       |  |
| <b>Total</b>                      | <b>8053</b> |            | <b>£101,603</b> |                    |                    |           |                 |         |                |  |



# Wigan's Revitalisation



Wigan is undergoing a dynamic overhaul, with the £135 million Galleries town centre revamp creating a vibrant mixed-use destination offering diverse retail, leisure, residential, and commercial spaces.

The Pier Quarter, a multi-million project by Step Places, transforming Wigan Pier into a cultural and culinary hub with office space, leisure facilities, and community amenities, targeting completion in 2024.

The Heaton Group's £180 million Eckersley Mills masterplan envisions a thriving mixed-use community with housing, businesses, and leisure facilities.

Hallgate has seen recent completions like the conversion of Victoria Mill into apartments and a £4 million Surestore facility. Additionally, the revitalization of Trencherfield Mill into a commercial and leisure hub, alongside The Edge Centre's performance and conference facilities, forms an integral part of the ongoing Pier Quarter redevelopment.







# Beyond Bricks & Mortar

Wigan Pier, immortalized in George Orwell's poignant account, "The Road to Wigan Pier," is an iconic location known throughout the world with industrial heritage, literary significance, and a vibrant cultural past. Pier House, facing the pier within the Leeds/Liverpool Canal Corridor, embodies this spirit.

Formerly known as Pennyhurst Mill, Pier House stands as a testament to Wigan's rich industrial past. Built in the 1860s, it witnessed the rise and fall of several companies, including the Wigan Spinning Company, and even whispers suggest its use in sail production during the mid-20th century.



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Pier House,  
A landmark  
of Wigan Pier  
History...

## Pennyhurst Mill

This imposing four-story structure, just one remnant of the larger Pennyhurst Mill complex, retains its industrial character with its distinctive three-pent roof and lower ground floor. Remarkably, it even survived a devastating fire in 1885, standing tall as a symbol of Wigan's enduring spirit.

## Past Connections

While the surrounding area has transformed, Pier House retains its connection to the past. The public passage running through the building, once known as "Coffee House Backs" echoes with the footsteps of long-gone workers, serving as a reminder of the vibrant community that once thrived around the mills.

## The Pier Quarter

Today, significant investment in The Pier Quarter breathes new life into this iconic location. Now is the perfect time to invest in a piece of Wigan Pier's history, contribute to its growth and regeneration, and boost your portfolio.









What you need to know

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07734679200

Handwritten notes on a whiteboard, including a list of items and a section titled "Notes".



















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