

# CENTRAL FUSION

J25 M6 | CAXTON CLOSE | WIGAN | WN3 6XU

**B8**  
REAL ESTATE



REVERSIONARY MODERN SINGLE LET  
INDUSTRIAL INVESTMENT OPPORTUNITY



# INVESTMENT SUMMARY

- Rare opportunity to acquire a **modern single let industrial unit, offering substantial reversion.**
- Excellent connectivity situated just **1 mile from Junction 25 of the M6 Motorway.**
- Comprising a modern detached **35,313 sq ft** industrial warehouse on a 1.97 acre site (**low site density of 38%**).
- Excellent specification with **10.25m eaves** and **EPC B** rating.
- Let to Central Fusion Ltd on a 5-year FRI lease expiring 19th April 2028 (3.5 years unexpired).
- Sublet to Glass Half Full Wholesale Limited (subsidiary of Central Fusion Ltd).
- **Low passing rent of £266,040 pa (£7.53 psf).**
- **ERV of £317,817 pa (£9.00 psf).**
- The lease is **Outside the Landlord and Tenant 1954 Act.**
- Freehold.

We are instructed to seek offers in excess of **£3,995,000 (Three Million Nine Hundred and Ninety Five Thousand Pounds)**, subject to contract and exclusive of VAT.

A purchase at this level reflects:

- Net Initial Yield: **6.25%** (assuming purchaser costs of 6.54%)
- Reversionary Yield: **7.47%**
- Capital Value: **£113 psf**





totalfitness

Premier Inn



CML



Sainsbury's



J26 / M58 / PRESTON / BLACKBURN / M65

TO J21A / M62 J10 / LIVERPOOL / MANCHESTER

M6

A49



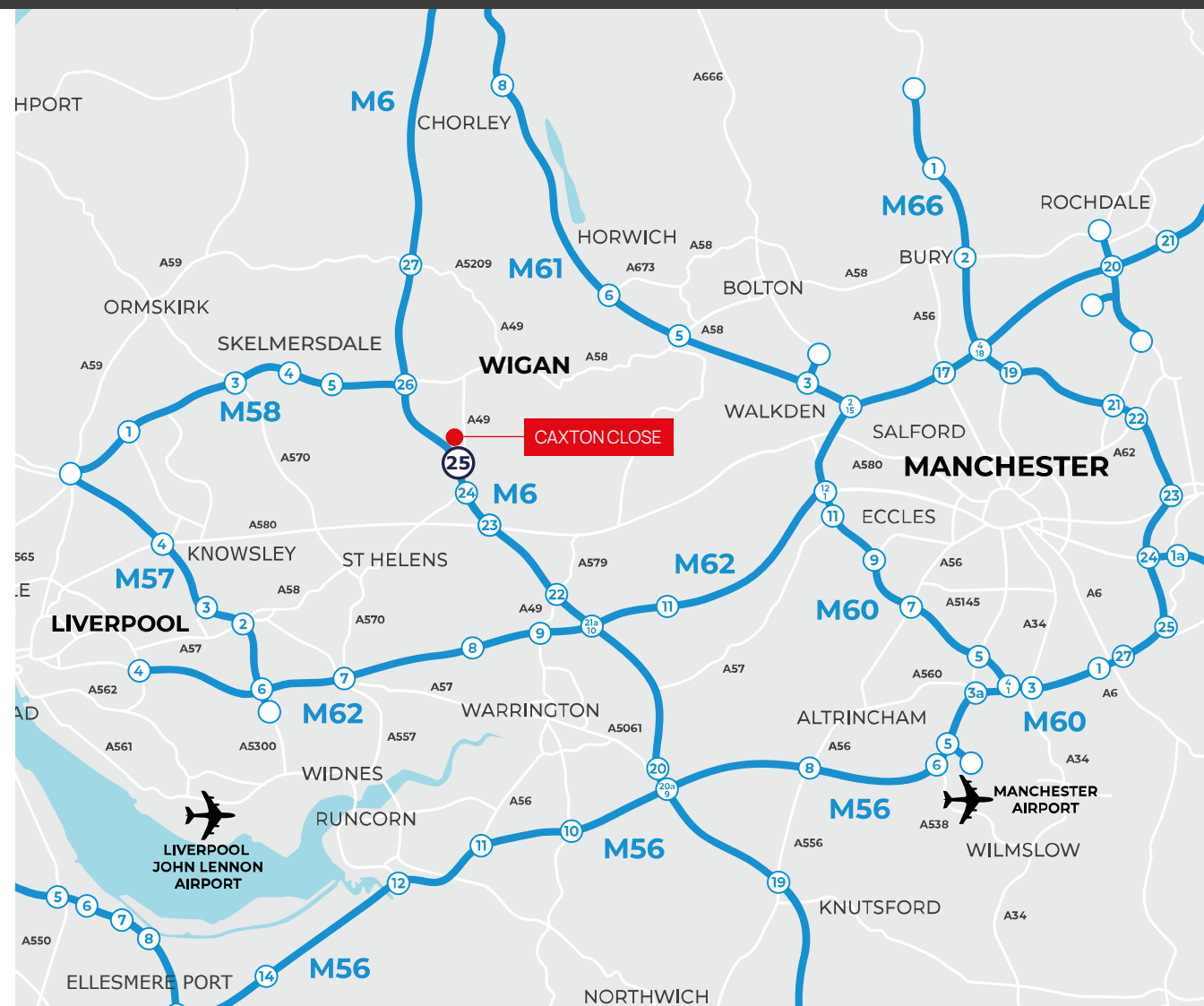
# LOCATION

Wigan is strategically located on the western edge of the Greater Manchester conurbation. The town is surrounded by major urban and economic hubs including Manchester, approximately 18 miles to the east, Preston, approximately 18 miles to the north and Liverpool, approximately 20 miles to the west.

Wigan benefits from excellent proximity to major motorway networks including the M6 and M61. Junctions 25, 26 and 27 of the M6 motorway are located approximately 3.5 miles west of the town whilst Junction 6 of the M61 motorway is approximately 6 miles east. Furthermore the A577 links to the M58 motorway providing direct access to Liverpool City Centre.

Wigan is well connected to the national rail network. Wigan North Western Station provides a direct service to London Euston in just over 2 hours via the West Coast Main Line and also offers direct links to Birmingham, Edinburgh, Glasgow and Liverpool. Wigan Wallgate Station offers frequent services to Manchester, Preston and Wigan.

Manchester and Liverpool John Lennon Airports can be reached within 30 minutes' drive time.



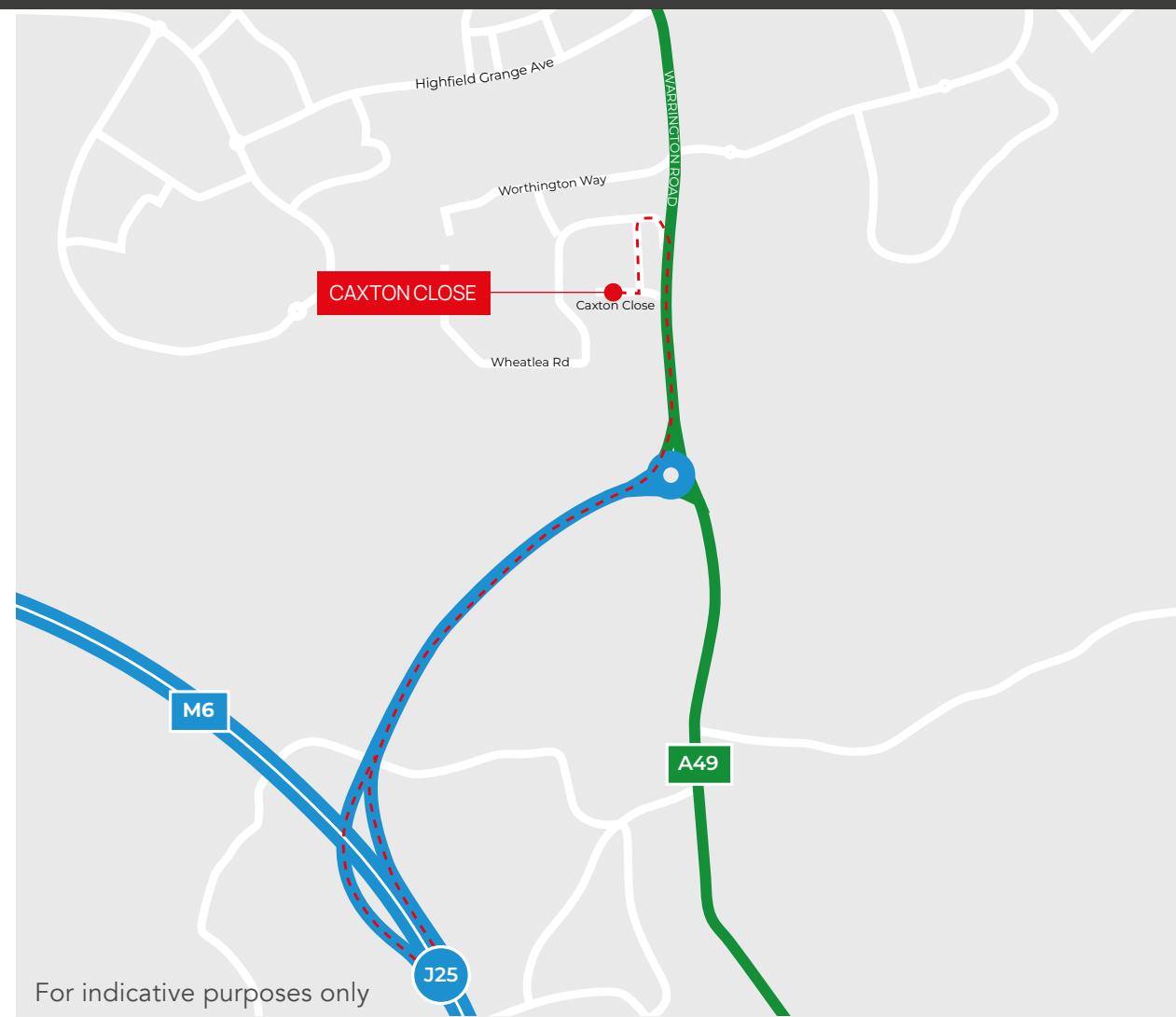
# SITUATION

The property is strategically positioned in an urban location immediately to the south west of Wigan town centre.

Situated on established Wheatlea Industrial Estate, adjacent to the busy A49 (Warrington Road), which provides a direct arterial link between the town centre and Junction 25 of the M6, 1.6 km (1 mile) to the south.

The immediate location has proven attractive to a large number of high-profile occupiers including Heinz Saica, British Red Cross, Flowtech, Enterprise Commercial Vehicles, Premier Inn and Total Fitness. In addition, the highly successful Marus Bridge Retail Park is adjacent to the property with occupiers including Sainsburys, Asda, McDonalds and B&M.










The property is accessed from Caxton Close, just off the A49.





## DESCRIPTION

The property comprises a modern detached industrial unit on a very low-density site built to the following specification:

- |  |  |
|--|--|
|  10.25m eaves height                           |  Substantial fully concreted service yard         |
|  5 level access loading doors                  |  Extensive, fully lit canopy (9,437 sq ft)        |
|  LED warehouse lighting                        |  Securely, fully fenced site                      |
|  Fully refurbished ground floor office content |  Three separate entry / exit points (fully gated) |
|  EV charging ducting                           |  |

## LANDLORD WORKS

Comprehensive landlord refurbishment works were undertaken in 2022, including:

- Refurbishment of external and internal fabric of the building
- Redecoration of warehouse and offices
- Installation of LED lighting
- Installation of 2no. electric car charging points
- External redecoration and landscaping

In addition the landlord removed the smoke vents from the roof in October 2024.



# SITE AREA



The site extends to approximately 1.97 acres, providing a low site cover of 38%.

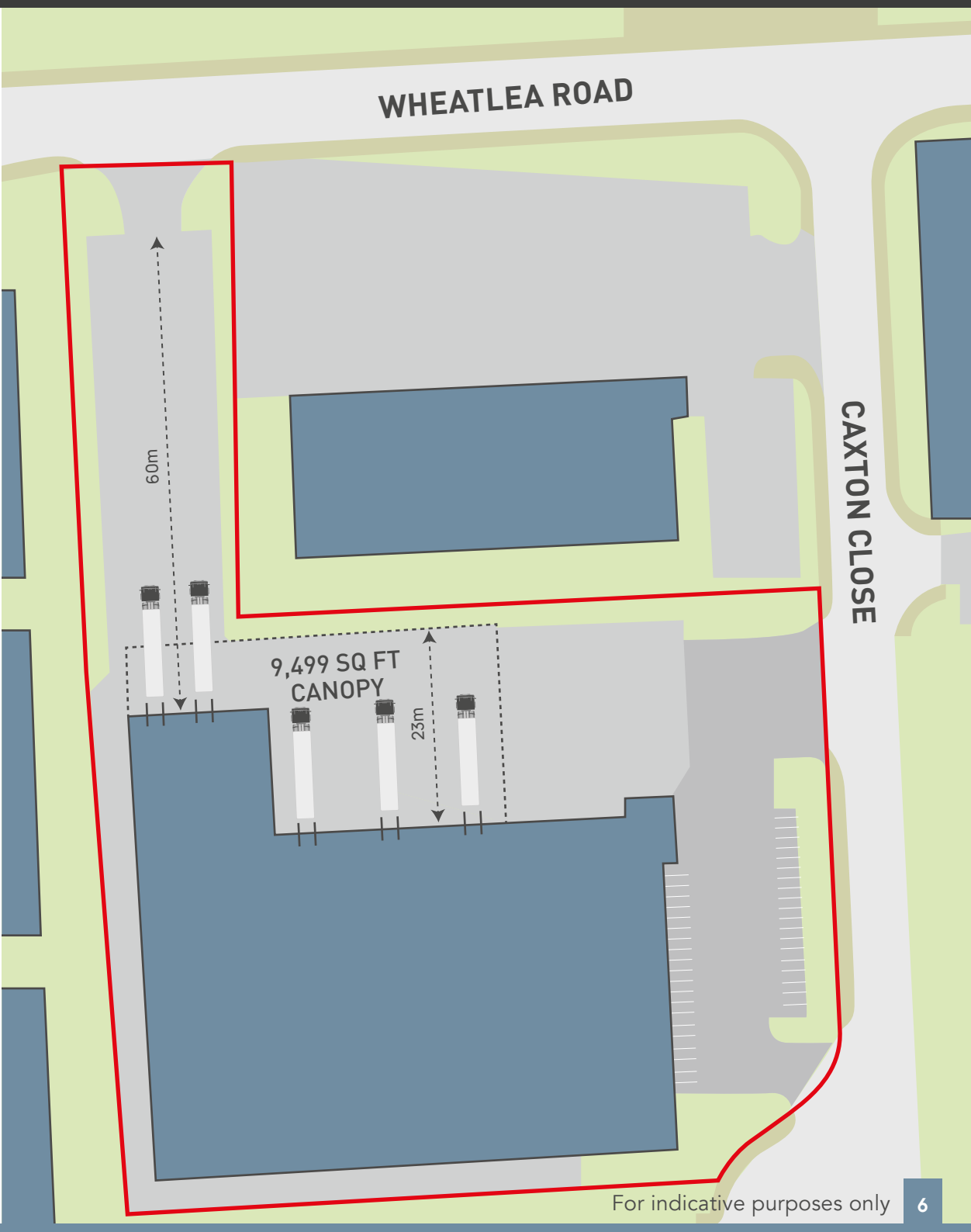
# ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following gross internal floor areas:

USE	GIA (sq m)	GIA (sq ft)
Warehouse	2,728	29,366
Office	269	2,893
Concrete Mezzanine Floor Area	284	3,054
<b>TOTAL</b>	<b>3,281</b>	<b>35,313</b>
Fully Lit Canopy	882	9,499

# TENURE

The property is held freehold.





# TENANCY

The property is let to Central Fusion Limited on a FRI lease on the following terms:

Tenant	Size (Sq ft)	Lease Start	Lease End	Break Date	Rent Review	Rent (£pa)	Rent (£psf)	ERV (£pa)	ERV (£psf)	Repair	1954 Act	Comments
Central Fusion Limited	35,313	20/04/2023	19/04/2028	n/a	n/a	£266,040	£7.53	£317,817	£9.00	FRI (Subject to a Schedule of Condition)	Outside	Sublet to Glass Half Full Wholesale Limited (subsidiary of Central Fusion Ltd)

# TENANT COVENANT

Central Fusion Limited is a pioneering festival and events solutions company, providing hospitality, including bars and foods for some of the UK’s most established and successful entertainment businesses. Events and festivals include: One Love Manchester, V-Festival, Download Festival, Reading and Leeds and Latitude.

Glass Half Full Wholesale Limited is a subsidiary of Central Fusion and is a wholesale drinks distributor & logistics business who provide a large portfolio of alcoholic and non-alcoholic beverages within the hospitality industry.

Glass Half Full Drinks Wholesale supply a large portfolio of festivals and events, from the UKs largest music festivals, premium events and fixed venues with crowds spanning from 10,000 to over 100,000 people every weekend.

Central Fusion Limited (NI641970) have reported the following accounts:

	FY 30/11/22	FY 30/11/21	FY 30/11/20
Equity Shareholder’s Funds	£1,198,780	£1,637,087	£444,584
Net Current Assets	£3,489,480	£3,306,900	£871,316







## OCCUPATIONAL MARKET COMMENTARY

The North West is one of the most successful and dynamic regions in the UK. The region benefits from excellent proximity to growing markets, a rising population of over 7 million people, 80% of the UK population within 4-5 hours' drive time and more motorways per sq. ft. than in any other region.

Wigan has superb communications and has continuously proven attractive to occupiers due to plentiful nearby workforce and easy access across the North West. This is evidenced by the lack of available supply in Wigan. The property is located within the well-established Wheatlea Industrial Estate that includes the following occupiers - Heinz Saica, British Red Cross, Flowtech, Enterprise Commercial Vehicles, Premier Inn, Total Fitness, amongst others.

There is continued occupational demand throughout the North West region, for small and mid-box units, but with a lack of new build supply and good quality second-hand; this has resulted in decreased void periods and increased rental levels.

Recent comparable lettings include:

Date	Address	Size (Sq ft)	Tenant	Rent (£psf)	Term (break)	Condition
Exchanged	BP71, Haydock	71,222	Confidential	£8.75	10	Refurbished Second Hand
Sep 24	F2/C Logistics North, Bolton	32,595	Howarth Air Technology	£11.00	10	Second Hand
Sep 24	Unit 1 Speke Approach, Widnes	15,009	Confidential	£9.50	10 (5)	Unrefurbished Second Hand
Jun 24	Total Park, Widnes	24,705	SunSync	£10.00	10 (5)	New Build
Mar 24	Broadheath, Altrincham	16,000	Socotec	£12.50	10 (5)	New Build
Nov 23	Total Park, Widnes	20,346	Evove	£9.00	10	New Build
Aug 23	K53, Knowsley	52,829	Mac Logistics	£9.00	5	New Build
Aug 23	Unit 2 Connect Park, Haydock	27,977	DG International Group	£8.25	5 (3)	Second Hand (4.3m eaves)
Jan 23	Europa Boulevard, Warrington	44,351	Svella Connect	£9.70	10	Second Hand



## INVESTMENT MARKET COMPARABLES

Date	Address	Size (Sq ft)	WAULT (Break)	Rent (£psf)	Price	NIY	Capital Value (£psf)
Aug 24	HFD, Bredbury	13,390	6.00	£10.83	£2.15M	6.35%	£161
Jul 24	Delifresh, Widnes	16,000	5.00	£8.00	£1.88M	6.30%	£118
May 24	Think Hire, Oldham	14,020	5.00	£8.55	£1.82M	6.20%	£133
Apr 24	Greenbridge Technology, Knowsley	12,072	8.25 (3.25)	£7.00	£1.385M	5.76%	£115
Mar 24	RMD Kwikform, Skelmersdale	23,012	7.25 (2.25)	£7.30	£2.80M	5.59%	£122
Dec 23	Current Body.com, Stockport	17,080	10.00	£11.71	£2.925M	6.30%	£171
Nov 23	WN Vtech Holdings, Bradford	52,307	9.30	£6.50	£6.015M	5.30%	£115
Dec 23	Total Park, Widnes	45,704	10.00	£8.87	£5.85M	6.50%	£128
Apr 23	Algeco, Wigan	45,666	15.70 (9.70)	£6.95	£11.50M	5.70%	£179



## EPC

The property has an Energy Performance Certificate Rating of B.

A copy is available upon request.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## VAT

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

## DATA ROOM

Data room access can be provided upon request.

## FURTHER INFORMATION

To discuss the opportunity, or to arrange an inspection please contact:

**JOHN BURROWS**

john@b8re.com

01925 320 520

07921 137 200

**JOE SINCLAIR**

joe@b8re.com

01925 320 520

07545 989 810

**SIMON WOOD**

simon@b8re.com

01925 320 520

07793 119 210



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. Designed by i-creative.com, November 2024.

## PROPOSAL

We are instructed to seek offers in excess of **£3,995,000 (Three Million Nine Hundred and Ninety Five Thousand Pounds)**, subject to contract and exclusive of VAT.

A purchase at this level reflects:

- Net Initial Yield: **6.25%** (assuming standard purchaser costs of 6.54%)
- Reversionary Yield: **7.47%**
- Capital Value: **£113 psf**

