

**V** PLUMB CENTRE  
**UNIT 14**  
**VICTORIA**  
TRADING ESTATE  
LEEDS STREET, WIGAN WN3 4BW

**SINGLE LET TRADE COUNTER INVESTMENT OPPORTUNITY,**  
**LET TO** THE UNDOUBTED COVENANT OF WOLSELEY



**WOLSELEY** **W**

**B8**  
REAL ESTATE

## INVESTMENT SUMMARY

- Opportunity to purchase an excellent, refurbished, industrial trade counter unit.
- Outstanding strategic location at the heart of Wigan town centre, just 2.5 miles from the M6 / M58 Interchange.
- Prominently situated within Victoria Trading Estate, the town's premier trade counter district.
- Providing 3,461 sq ft of accommodation.
- Substantially refurbished by the Landlord in 2025, including a new metal roof.
- Let to Wolseley UK Limited on a new 10 year lease, tenant break option in year 5.
- Over 30 years of occupation on the estate, Wolseley have invested substantially in the unit.
- Very strong covenant with a 5A2 D&B rating, reported Tangible Net Worth of £436M.
- Passing rent of £34,610 pa, reflecting a rate of £10.00 psf.
- Open market rent review in September 2030.
- ERV of £38,071 pa, reflecting £11.00 psf, with units of a similar size & specification achieving up to £12.00 psf.
- Perfect SIPP Investment.
- Virtual Freehold.

## PROPOSAL

We have been instructed to seek offers in excess of **£510,000 (Five Hundred, Ten Thousand Pounds)** subject to contract and exclusive of VAT.

A purchase at this level reflects a net initial yield of **6.50%** after purchaser's costs of 4.74%, a reversionary yield of **7.13%**, and a capital value of **£147 psf**.



PLUMB CENTRE, UNIT 14  
VICTORIA BUSINESS ESTATE  
LEEDS STREET, WIGAN, WIGAN, WIGAN

BUS STATION

WIGAN WALLGATE  
TRAIN STATION

sure store

EURO  
CAR PARTS  
Any Part For Any Car

Arnold  
Clark

EDMUNDSON  
ELECTRICAL

James  
Hargreaves

eurocell  
All together better

JOHNSTONE'S

CEFCO  
YOUR ELECTRICAL EXPERTS

hollywood bowl

WOLSELEY

TOOLSTATION

connolly

halfords

MIRY LANE

HOWDENS

MOTORCLASS

express electrical

HYUNDAI

## LOCATION

Wigan is strategically located on the western edge of Greater Manchester, benefitting from a central position within the North West region. It lies equidistant from the major economic centres of Manchester (20 miles east) and Liverpool (18 miles west).

The location is proven popular with both industrial occupiers and investors, who are attracted by:



**EXCELLENT ACCESS TO 3 MAJOR MOTORWAYS: M6, M61 AND M58.**



**THE UK'S LARGEST REGIONAL AIRPORT, WITHIN A 30 MINUTE DRIVE (MANCHESTER AIRPORT).**



**WIGAN NORTH WESTERN TRAIN STATION PROVIDING DIRECT SERVICES TO LONDON EUSTON (2 HOURS).**



**THE PORT OF LIVERPOOL, THE UK'S FOURTH LARGEST PORT BY FREIGHT TONNAGE, JUST 19 MILES WEST.**



**SIGNIFICANT URBAN POPULATION OF 350,000. A FURTHER 3.5 MILLION WITHIN A 1 HOUR DRIVE.**

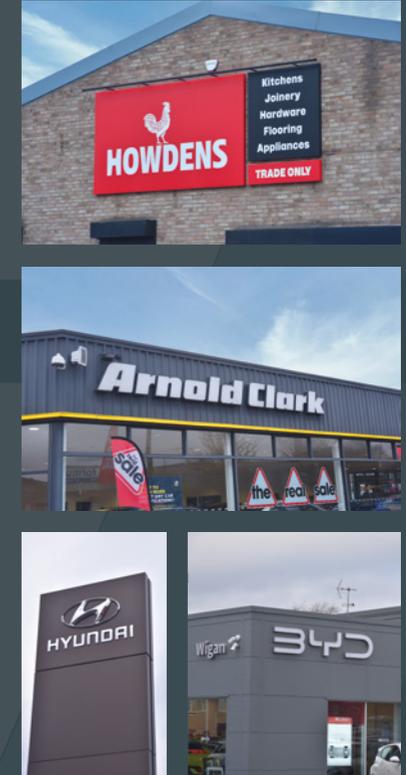


## SITUATION

Victoria Trading Estate is prominently situated only 1 mile from Wigan town centre and within the town's popular Trade Counter District. The estate benefits from direct access to the M6 / M58 Motorway interchange, just 2.5 miles west via the A577, providing direct access to the wider regional motorway network.

The location also benefits from direct access to J5 of the M61, via the A577 (Manchester Road) and just 7 miles east. Wigan North Western train station is located only 1 mile away, providing direct access to London Euston in 2 hours.

The property is prominently positioned fronting Miry Lane and sits within an established and highly successful industrial location. The immediate vicinity benefits from a dense concentration of blue-chip national trade occupiers including Howdens, Toolstation, CEF, Halfords, Euro Car Parts and Formula One Autocentres, which reinforces the strength of the location.



The unit benefits from the following drive times:

Destination	Miles	Drive Time
Wigan Town Centre	1 mile	5 mins
Wigan North Western Train Station	1 mile	5 mins
M6 / M58 Interchange	2.5 miles	10 mins
J5 M61	7 miles	20 mins
Port of Liverpool	20 miles	35 mins
Manchester City Centre	25 miles	35 mins
Manchester Airport	30 miles	40 mins
Liverpool John Lennon Airport	30 miles	40 mins

# The estate benefits from direct access to the M6 / M58 Motorway interchange



## DESCRIPTION

The property has been extensively refurbished in 2025 and comprises a mid-terrace single storey trade counter unit, forming part of a secure courtyard of 6 units.

The unit benefits from the following:

-  Steel portal frame construction
-  New pitched profile metal clad roof installed in 2025
-  5m eaves height
-  1 level access loading door
-  LED lights
-  Secure shared yard with forecourt parking and delivery access
-  New paladin fencing around the perimeter of the courtyard
-  Highly specified trade counter area, with office space & canteen.

Wolseley has invested substantially to provide a high quality fit-out of the unit. This included installation of a high specification trade counter reception, office & canteen area, and removal of first floor offices.





## ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following area:

Unit 14	GIA Area (sq ft)	GIA Area (sq m)
Warehouse	2,702	251.02
Office	759	70.51
<b>TOTAL</b>	<b>3,461</b>	<b>321.53</b>



## SITE AREA

The site extends to approximately 0.14 acres (0.01 hectares).

## TENANCY

Tenant has been in occupation on the estate for over 30 years, and they have recently agreed a new 10 year lease. Details of the lease are found in the table below:

### UNIT 14, VICTORIA TRADING ESTATE

Tenant	Size	Lease Start	Lease Expiry	Lease Break	Rent Review	Passing Rent £pa	Passing Rent £psf	ERV £pa	ERV £psf	Comments
Wolseley UK Limited	3,461	19/09/2025	18/09/2035	18/09/2030	19/09/2030	£34,610	£10.00	£38,071	£11.00	FRI lease with SOC. Tenant benefits from 3 months rent free if the break isn't exercised.



## TENURE

The property is to be sold by way of a grant of a long underlease for a term of 999 years from 18th September 1981 (in line with the superior lease). There are therefore 954 years unexpired.

The purchaser will be responsible for payment of a fair proportion of the ground rent (£50 pa) payable to the superior landlord, Trans-Britannia Properties Limited.

A draft copy of the long lease is available upon request.

## WOLSELEY UK LIMITED



Wolseley was established in 1887 and is now one of the UK's leading merchants in plumbing, heating, cooling and infrastructure. The company has over 550 branches within the UK and Ireland and employs approximately 6,000 people, serving c.75,000 active trade customers.

Since 1887, the company has evolved into a distribution-led business operating across six distinct brands. They maintain a strong commitment to sustainability, having reduced waste by 36% and their carbon footprint by 40%. In 2021, Wolseley was acquired by private equity firm CD&R, providing the business with substantial financial backing to drive continued growth and long-term stability.

Wolseley have been a tenant on the estate for over 30 years and have invested heavily in their new unit spending approximately £150k on fit-out. They operate their Plumb Centre brand from this unit and are firmly committed to the estate, evidenced by the new 10-year lease.

More information can be found from their website - [Website Link](#)

Wolseley UK limited have a D&B rating of 5A2 and have reported the following accounts:

### Wolseley UK Limited - 00636445

	Y/E 31/07/2025	Y/E 31/07/2024	Y/E 31/07/2023
Turnover	£1,779,100,000	£1,794,200,000	£1,869,810,000
Pre Tax Profit	£36,700,000	£33,500,000	£73,107,000
Tangible Net Worth	£435,500,000	£417,100,000	£433,700,000



## OCCUPATIONAL MARKET COMMENTARY

The North West is one of the UK's most successful and dynamic regions, underpinned by continually strong occupational fundamentals. It 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 square foot than any other region.

New build take-up for units under 15,000 sq ft totalled 182,000 sq ft, maintaining the highest volume of transactions for another consecutive year with 25 deals (accounting for 68% of market transactions). Rental growth continues to improve in the sector with rents of £15.00 - £17.00 per sq ft being achieved.

Existing small MLI estates continued to demonstrate strong performance, especially those with high-quality refurbishments. Prime second-hand estates are achieving rents of up to £14.00 per sq ft, as evidenced by recent activity at Melford Court, Warrington.

Date	Address	Size (sq ft)	Rent	Comments
Available from Q2 2026	Unit 15, Victoria Trading Estate, Wigan	4,725	Q£11.00	Undergoing refurbishment, adjacent unit
Q1 2026	Unit 8, Gemini8 Business Park, Warrington	9,025	£12.75	New Build unit
Q4 2025	Unit 10 Rufford Court, Warrington	3,700	£11.50	Second hand unit
Q3 2025	Unit D7 Wardley Point, Manchester	6,833	£12.15	Refurbished second hand unit
Q1 2025	Unit 27 Tatton Court, Warrington	2,456	£11.00	Refurbished second hand unit
Q1 2025	Unit 29 Tatton Court, Warrington	2,500	£11.50	Refurbished second hand unit
Q1 2025	Unit 4 Longwood Park, Trafford Park	3,767	£11.50	Second hand unit
Q2 2024	Unit 1 Wigan Trade Park, Wigan	3,000	£12.00	Refurbished second hand unit



## ADDITIONAL INFORMATION

### EPC

An Energy Performance Certificate is available upon request.

### VAT

VAT will be payable on the purchase price due to the sale being treated as a Transfer of a Going Concern.

### 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.

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## FURTHER INFORMATION

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

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REAL ESTATE

MISREPRESENTATION ACT: All Agents and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has the authority to make or give any representation or warranty in relation to this property. February 2026.