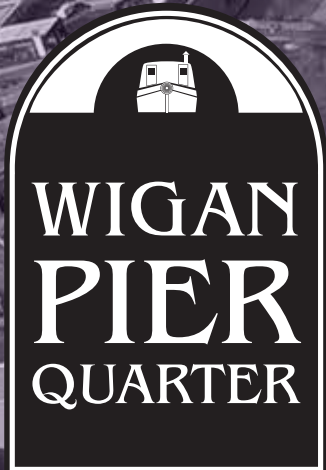




Exciting new retail and leisure development,
at the heart of the regeneration of the
Wigan Pier Quarter





WIGAN PIER QUARTER

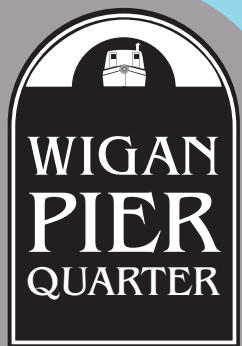
H₂O Urban and Wigan Council are bringing forward the regeneration of this internationally acclaimed area of Wigan as a new retail and leisure destination.

Plans include for NEW:

- Retail opportunities
- 1100 seat performance venue to be open by the end of 2015
- A number of leisure opportunities around the Pier itself
- Improved public realm
- Moorings and boating facilities
- Residential development

The council have implemented significant highway improvements that will provide better accessibility to facilitate this development.





Phase 1
Retail
& Leisure

River Douglas

1100 Seat
Performance
Arena

Conference
Centre

Proposed Residential Led
Mixed Use Development

A49 Southgate

Pottery Road

Offices

Community Garden

Leeds Liverpool
Canal

Phase 2

Phase 2

Phase 2

New Boating Facilities

Phase 2

Phase 2

Plumbers
Merchants

Nissan Dealership

Suzuki Car
Dealership

V W Dealership

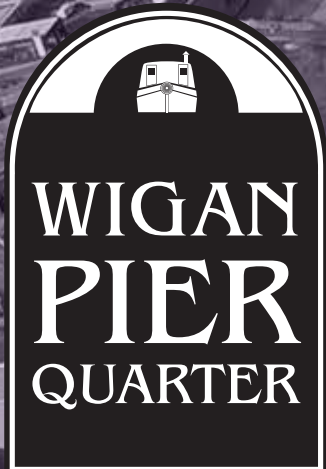
AMF
Bowling

Bathroom
Centre

A49 Wallgate

Existing Housing

Existing Housing



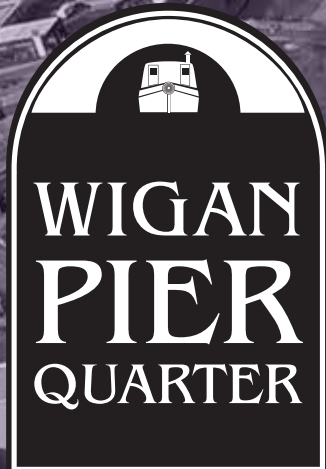
LOCATION

Wigan has an excellent location at the heart of the North West with unrivaled connectivity to motorway networks, the west coast mainline and international airports. Wigan is already home to many successful global companies and has a strong economy based on a high number of SME's. Wigan's town centre is just north of Wigan Pier Quarter and continues to be the destination of choice for local residents and visitors into the borough.

Situated in between Manchester and Liverpool, Wigan benefits from excellent road, rail and air links. Junctions 26 and 27 on the M6 serve the town and link to the M58 to Liverpool. Manchester is easily accessed via the M61 or via rail in less than 30 minutes. Both Manchester Airport and Liverpool Airport are less than an hours drive away from Wigan.

The population of Wigan is around 100,000 with a total of 319,000 people living in the wider Wigan Borough, making it one of the largest boroughs in the United Kingdom.





PROPERTY

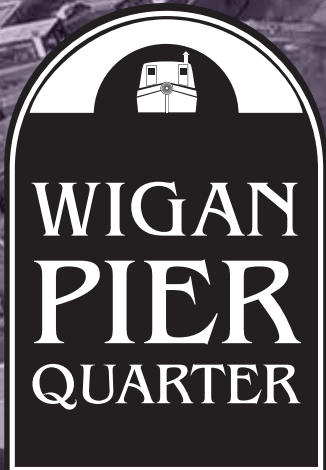
The property that offers new retail and leisure opportunities is located on Southgate which is one of the main routes out of Wigan town centre. Traffic numbers for Southgate are 24,500 vehicles per day past the site.

The property is just over 2.5 acres in size and has been prepared for development.

The new performance and conference venue next door is due to be completed by the end of 2015. Visitor numbers to this destination are forecast to be 39,000 per year.

The property offers new retail and leisure operators the opportunity to develop a design to suit their exacting needs and be open for trading as early as 2016.





DESCRIPTION

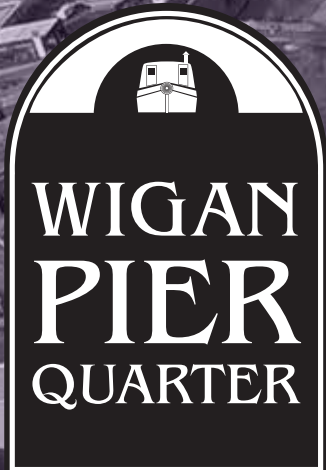
Plans have been developed that can offer up to 25,000 sq ft of new retail and leisure space with car parking.

This site is an integral part of the master plan that was developed with the council's teams for Wigan Pier Quarter.

The current plans have been developed to give operators an idea of the capacity of the site. The plans will be adapted with end users to suit their exact needs.

The development can be offered on a short or long leasehold basis.



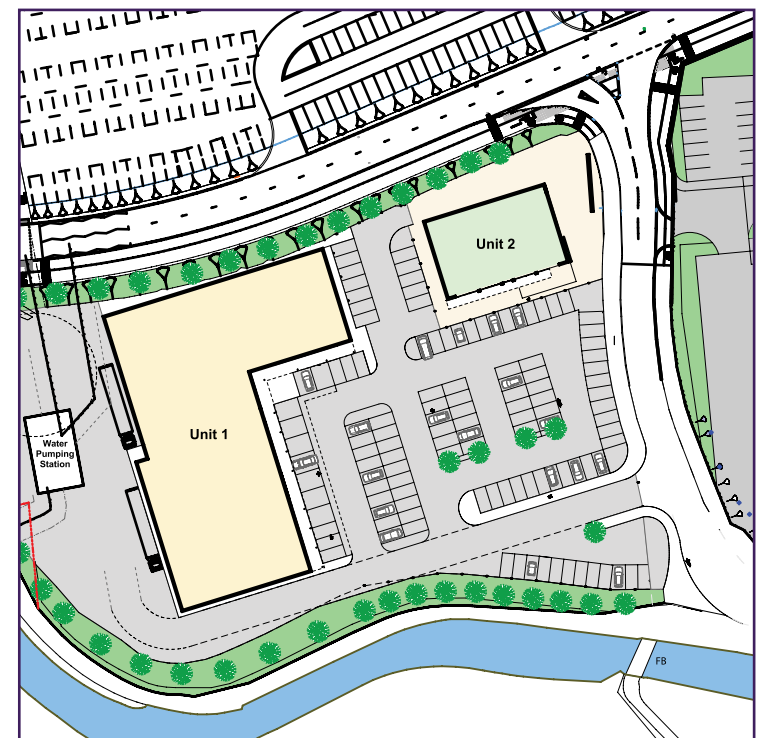


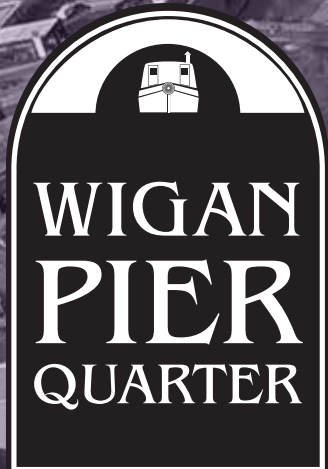
FLOOR PLANS



New Retail and Leisure Space

- 4,000 – 25,000 sq ft
- Bespoke design to suit your needs
- On site car parking
- New performance venue attracting 39,000 visitors a year
- Passing Traffic 24,500 movements per day





INFORMATION

Tenure

The premises are available by way of a new effectively full, repairing and insuring leases for a term to be agreed.

Rates

To be assessed.

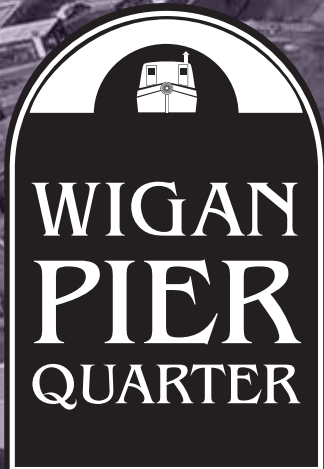
Legal Costs

Each party to bear its own legal costs in respect of all legal documentation incurred in the transaction.

Further Details

VAT will be applicable where appropriate.
Plans are available upon request.





CONTACT

ALL ENQUIRIES

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Wigan Pier Quarter - a Partnership between:



www.h2ourban.co.uk



Canal &
River Trust

Wigan♥
Council

Please note that these particulars are for illustration only. All images and floor plans have been used to present the product rather than provide an accurate product guide and does not form the whole or any part of any offer or contract.