

**TO LET**  
COMING SOON

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# MARKET STREET

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• COLNE •

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NEW BUILD TOWN CENTRE RETAIL UNITS  
**FROM 600 SQ FT TO 6,600 SQ FT**

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# MARKET STREET

• COLNE •

THIS EXCITING NEW RETAIL OPPORTUNITY WILL OCCUPY A PROMINENT POSITION ON MARKET STREET, THE MAIN ROUTE THROUGH COLNE TOWN CENTRE.

## THE DEVELOPMENT

THE SITE IS SITUATED IN THE HEART OF THE TOWN WHERE A NUMBER OF MULTIPLE RETAILERS ARE FOUND SUCH AS **BETFRED, CO-OPERATIVE FOOD, SANTANDER, AND BOOTS OPTICIANS.**

NOTABLE NATIONAL OCCUPIERS WITHIN CLOSE PROXIMITY INCLUDE **GREGGS, BOOTS THE CHEMIST, TESCO EXPRESS, SAVERS HEALTH & BEAUTY, DOMINOS AND CARD FACTORY.**

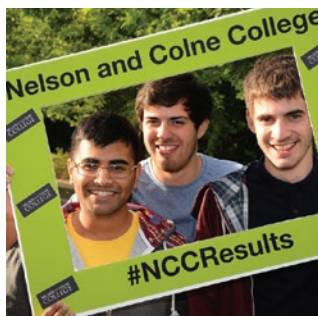
## FLOOR PLAN

THE SCHEME HAS BEEN DESIGNED FOR 4 UNITS FROM 600 SQ FT WITH THE FLEXIBILITY TO CREATE UP TO 6,600 SQ FT.

THE UNITS WILL BE AVAILABLE ON A LEASEHOLD BASIS FOR A TERM TO BE AGREED.

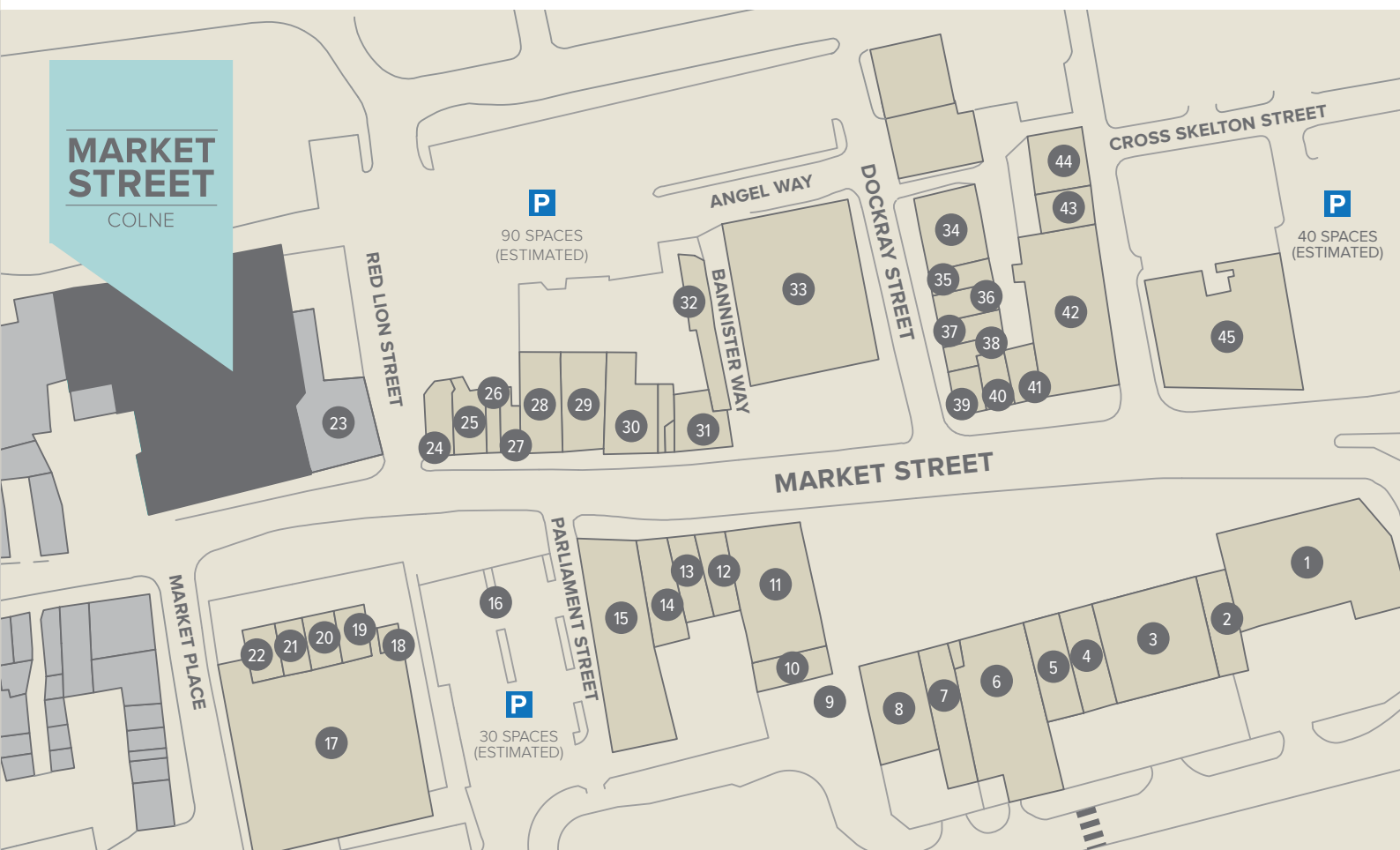






## LOCAL OCCUPIERS

- |                       |                        |                               |                           |                           |
|-----------------------|------------------------|-------------------------------|---------------------------|---------------------------|
| 1 JOB CENTRE PLUS     | 10 AL PACINO PIZZERIA  | 19 PENDLE HOME ENTERTAINMENT  | 28 YMCA CHARITY SHOP      | 37 INDULGE SANDWICH BAR   |
| 2 MIGHTY POUND STORE  | 11 TESCO EXPRESS       | 20 BOOTS OPTICIAN             | 29 GREGGS                 | 38 KIPPAX BISCUITS        |
| 3 SAVERS              | 12 COVERSURE INSURANCE | 21 INTELLIGENT COMMUNICATIONS | 30 BETFRED                | 39 TOM WILSON             |
| 4 DOMINOS             | 13 ICE DREAMZ          | 22 SHAW'S GREEN GROCERS       | 31 BLOCKBUSTER            | 40 LOVED BY ASHLEY (HAIR) |
| 5 CARD FACTORY        | 14 WILDS BAKER         | 23 THE RED LION PUB           | 32 AGE UK CHARITY SHOP    | 41 VOICE CONNECT          |
| 6 FULTONS FROZEN FOOD | 15 CO-OPERATIVE FOOD   | 24 DIXI CHICKEN               | 33 LIBRARY                | 42 FARM FOODS             |
| 7 BOOTS CHEMIST       | 16 OPEN MARKET         | 25 CO-OPERATIVE TRAVEL        | 34 PENDLESIDE HOSPICE     | 43 DWG                    |
| 8 NOBLES AMUSEMENTS   | 17 MARKET              | 26 BIRRO SHOE REPAIRS         | 35 NO 10 TAKE-AWAY        | 44 SPECIALIST VALETING    |
| 9 C & E TAXIS         | 18 T'S MADE CAFE       | 27 KEY 2                      | 36 SCARLET RIBBONS BEAUTY | 45 UNION EXCHANGE PUB     |



## THE LOCATION

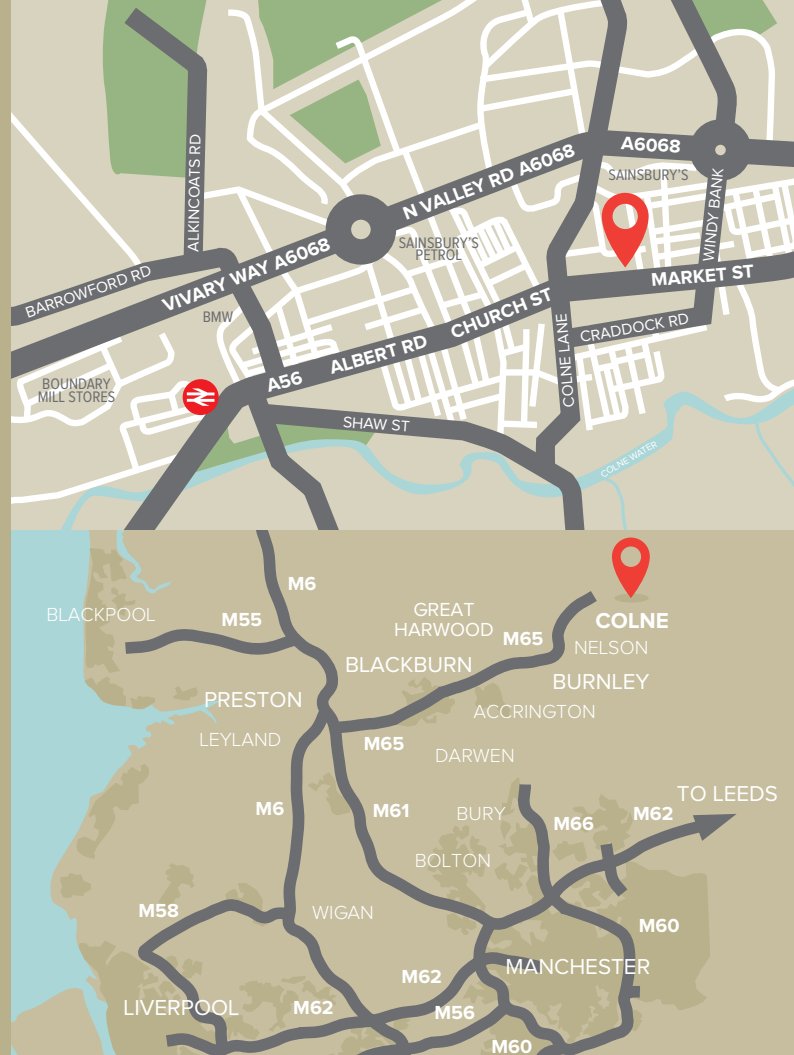
**COLNE IS AN AFFLUENT TOWN AND THE SECOND LARGEST IN PENDLE BOROUGH, LOCATED APPROXIMATELY 8 MILES FROM BURNLEY.**

COLNE BENEFITS FROM EXCELLENT TRANSPORT INFRASTRUCTURE WITH THE M65 TERMINATING TO THE WEST OF THE TOWN, THIS PROVIDES ACCESS NORTH/SOUTH VIA JUNCTION 2 WITH THE M6, AND SOUTH EAST INTO MANCHESTER VIA THE M61.

COLNE IS WELL CONNECTED TO THE NATIONAL RAILWAY NETWORK WHICH RUNS TO NELSON, BRIERFIELD AND BURNLEY AND ON TO PRESTON AND BLACKPOOL.

COLNE IS NOW CONSIDERED A SHOPPING DESTINATION, NOT ONLY HAVING A VIBRANT AND BUSY TOWN CENTRE BUT ALSO BOUNDARY RETAIL PARK, SITUATED AT THE END OF THE M65, WITH OCCUPIERS INCLUDING ASDA, NEXT, ARGOS EXTRA, POUNDWORLD, PETS AT HOME AND DFS ALONG WITH THE FLAGSHIP BOUNDARY MILL STORE, ONE OF THE FIRST FACTORY OUTLETS IN THE UK ESTABLISHED IN 1983.

ALSO CLOSE BY ON NORTH VALLEY RETAIL PARK ARE LIDL, ALDI, TK MAXX, POUNDSTRETCHER, MCDONALDS, KFC AND MATALAN.



## COLNE DEMOGRAPHICS

COLNE HAS AN URBAN AREA POPULATION OF APPROXIMATELY

# 20,000

RISING TO

# 124,127

WITHIN 5 MILES OF THE TOWN CENTRE AND

# 284,479

WITHIN 10 MILES

IT HAS A SHOPPING CATCHMENT POPULATION OF APPROXIMATELY

# 8,800

PEOPLE AND THERE IS VERY LITTLE LEAKAGE GIVEN THE DISTANCE TO OTHER MAJOR CONURBATIONS.

**MARKET STREET**  
COLNE

A DEVELOPMENT BY:

**Pearl**  
Pendle Enterprise and Regeneration Limited



**Barnfield**  
investment properties Ltd



ALL ENQUIRIES:



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