

# TO LET MARKET STREET

• COLNE •

AVAILABLE  
**NOW**

---

NEW BUILD TOWN CENTRE RETAIL UNITS  
FROM 1,500 SQ.FT. (140 SQ.M.) TO 5,100 SQ.FT. (475 SQ.M.)\*

---

\*May sub-divide



# EXCITING NEW RETAIL AND LEISURE OPPORTUNITY OCCUPYING A PROMINENT POSITION ON THE MAIN ROUTE THROUGH COLNE



Unit 1



Unit 3



Unit 1



Unit 3

## THE DEVELOPMENT

SITUATED ALONGSIDE EXISTING RETAILERS INCLUDING **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.**

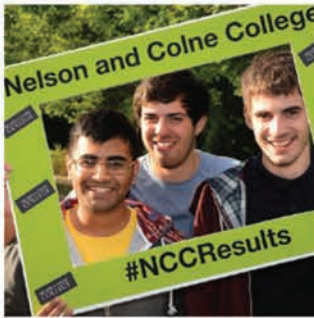
## FLOOR PLAN

THE SCHEME HAS BEEN DESIGNED TO ACCOMMODATE 3 UNITS FROM 1,500 SQ. FT. WITH THE FLEXIBILITY TO SPLIT THE LARGER UNIT INTO 2 SMALLER UNITS IF REQUIRED.

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

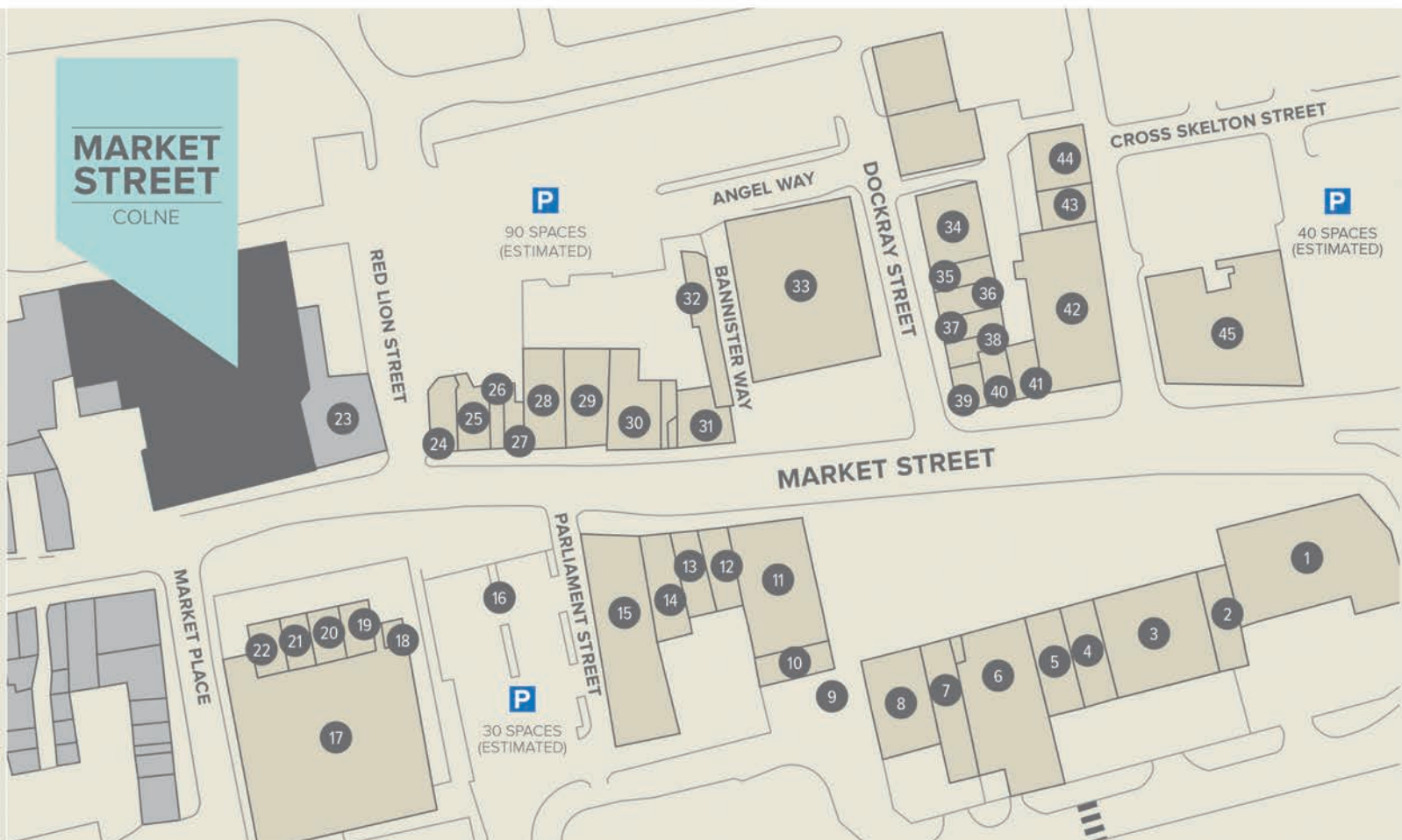


MARKET STREET



## LOCAL OCCUPIERS

- |                       |                        |                               |                        |                                |
|-----------------------|------------------------|-------------------------------|------------------------|--------------------------------|
| 1 INTERSHAPE FITNESS  | 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 TURKISH BARBERS             |
| 4 DOMINOS             | 13 TIGER THAI          | 22 SHAW'S GREEN GROCERS       | 31 VACANT              | 40 LOVED BY ASHLEY (HAIR)      |
| 5 CARD FACTORY        | 14 WILDS BAKER         | 23 THE RED LION PUB           | 32 AGE UK CHARITY SHOP | 41 GREEN ELECTRICAL & SECURITY |
| 6 FULTONS FROZEN FOOD | 15 CO-OPERATIVE FOOD   | 24 DIXI CHICKEN               | 33 LIBRARY             | 42 FARM FOODS                  |
| 7 BOOTS CHEMIST       | 16 OPEN MARKET         | 25 HAYS TRAVEL                | 34 PENDLESIDE HOSPICE  | 43 PENDLE CAMPER CONVERSIONS   |
| 8 NOBLES AMUSEMENTS   | 17 MARKET              | 26 BIRRO SHOE REPAIRS         | 35 NO 10 TAKE-AWAY     | 44 THE JOURNEY TAXIS           |
| 9 C & E TAXIS         | 18 PENDLE KITCHENS     | 27 KEY 2                      | 36 WENDY'S NAILS       | 45 UNION EXCHANGE PUB          |



## THE LOCATION

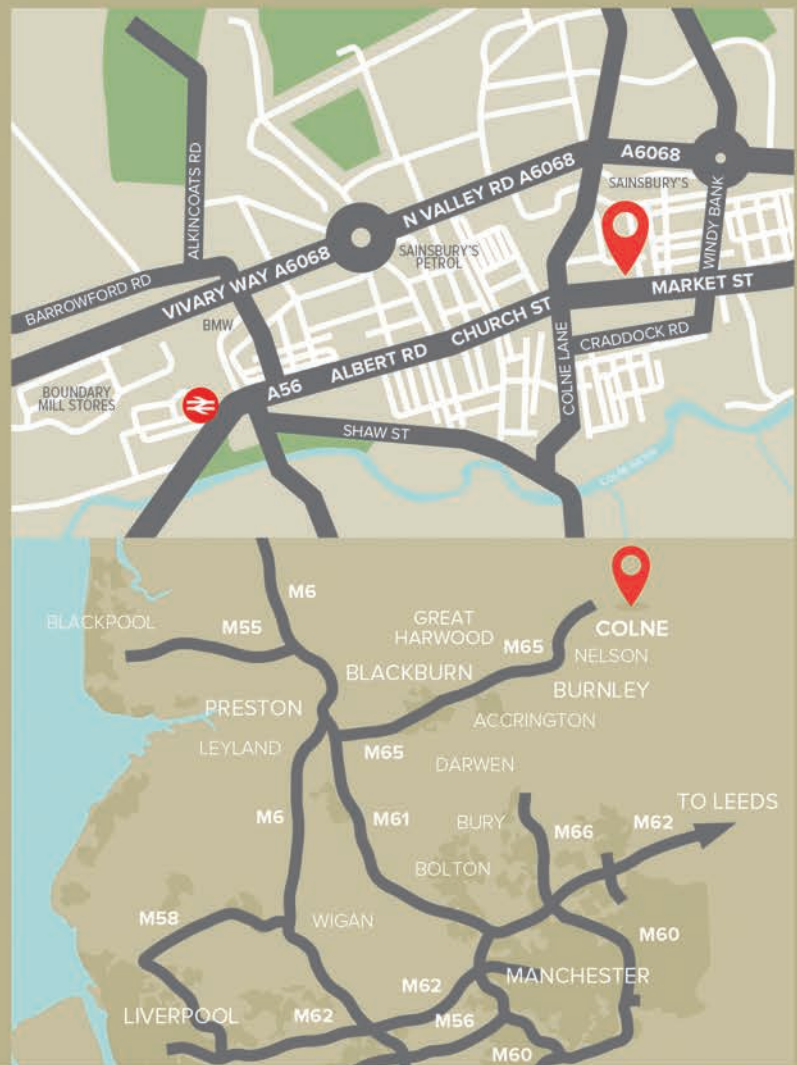
COLNE IS AN AFFLUENT TOWN AND THE SECOND LARGEST IN PENDLE BOROUGH, LOCATED APPROXIMATELY 8 MILES FROM BURNLEY.

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**

RIISING 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:



ALL ENQUIRIES:

Brent Forbes  
07860 544198  
b.forbes@petty.co.uk



Conor Mulloy  
07841 661990  
conor.mulloy@g-s.co.uk

