



# TO LET

New unique arcade style retail units within a prestigious listed building

AVAILABLE AUTUMN 2011

# Colne is the second largest town in Pendle with a population in excess of 20,000 and is within six miles of Burnley and four miles of Nelson.

## Location

Colne has excellent road links with the M65, with junction 14 being within a five minute drive and the A56 Albert Road being the main arterial route linking with the Yorkshire towns of Skipton and Keighley and passes in front of the arcade. Shackleton Hall is located on the main high street, Albert Road (A56), which offers a variety of independent retailers and national retailers including Greggs, Tesco Express and Boots.

Situated close by on North Valley Road are Sainsbury's, Matalan, McDonalds, KFC and Boundary Mill Store.

## Description

The building dates back to 1888 and is currently being completely, but discerningly refurbished, retaining many of the original features. The upper floors and adjacent ground floor will provide new accommodation for Pendle Housing, which will employ over 150 people. The unique Arcade will provide up to 11 retail units, each with its own period shop front decorated in colours to suit the Victorian Renaissance.

## Planning

The Arcade has planning for A1, A2 and B1 which include sandwich bars, travel agencies, betting shops, banks, estate agencies and offices.

## Terms

The units are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

## Service Charge

A service charge for the cleaning and upkeep of the communal areas will be levied.

## VAT

All costs are subject to VAT at the prevailing rate.

## Rating

The premises will be assessed on occupation, an estimate can be provided if required.

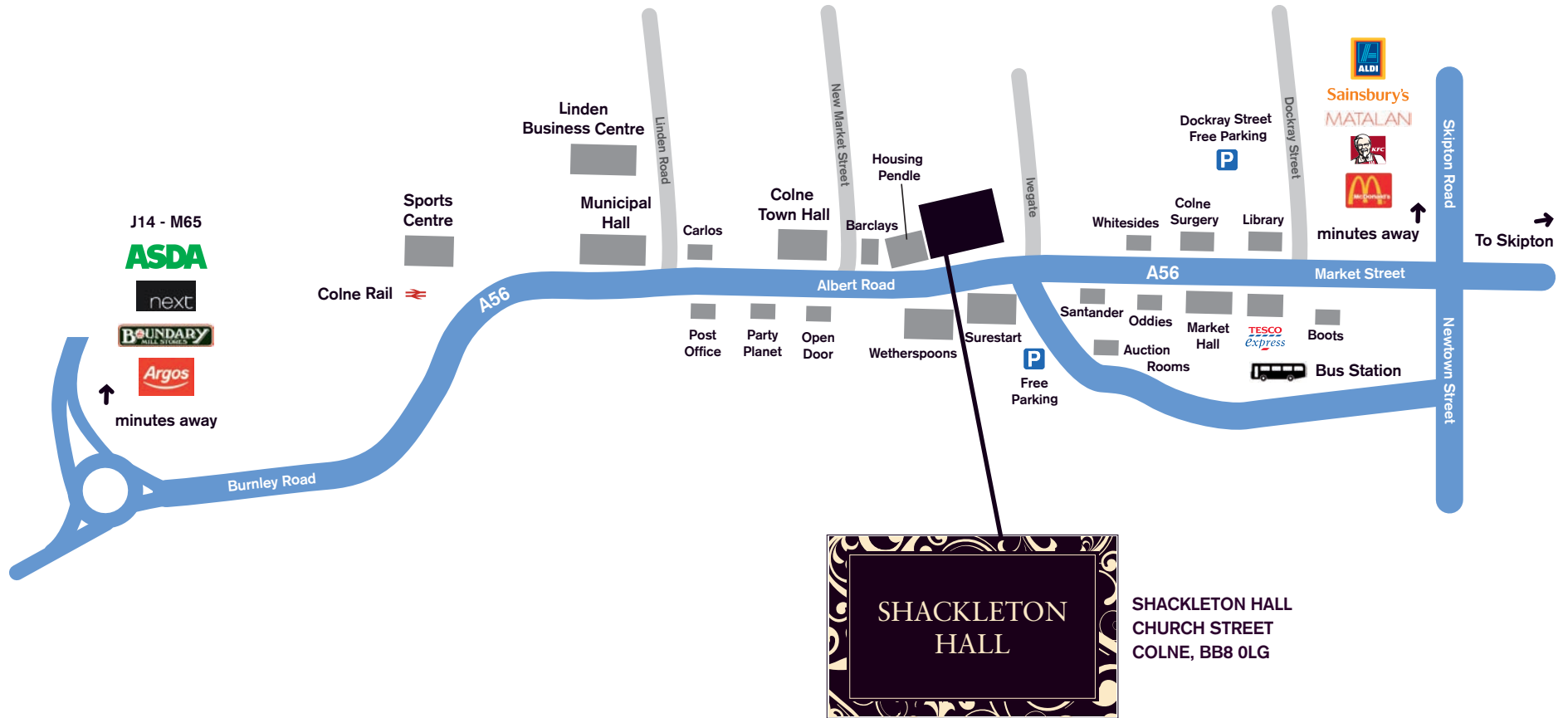
## Legal Costs

Each party to be responsible for their own legal fees.



Unit	Size (sq ft)
1	255 sq ft
2	184 sq ft
3	188 sq ft
4	194 sq ft
5	223 sq ft
6	254 sq ft
7	241 sq ft
8	232 sq ft
9	191 sq ft
10	195 sq ft
11	442 sq ft





For further details contact:



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