



IDEAL AS A CAFÉ / RESTAURANT

TO LET

Unit 16 Pendle Rise Shopping Centre
Scotland Road
Nelson
Lancashire
BB9 9SL

Size: 67.43 sq.m (725.84 sq.ft)

- Vacant retail unit situated in the popular Pendle Rise Shopping Centre
- Close to Costa Coffee, Boots and Specsavers
- Planning consent for café
- Flexible terms and competitive rent

LOCATION

Pendle Rise Shopping Centre is the towns primary shopping centre with an annual footfall circa 2 million and comprises of approximately 102,205 sq.ft of retail accommodation. It is home to well known UK retail multiples and provides one of the main town centre car parks for approximately 400 vehicles.

DESCRIPTION

Nelson town centre has over the last few years been subject to major investment with the development of a new bus station opposite Pendle Rise. Other investments include re-development of the Civic area round the Town Hall including the offices for Liberata, new public areas and improvements to the Highways in front of Pendle Rise.

There is short term parking available virtually opposite the property and also on the adjacent free car park.

Other occupants include Greggs, Boots, Costa Coffee, Specsavers and Wilko.

ACCOMMODATION

Frontage 17'2"
Built depth 42'2"

GIA 67.43 sq.m (725.84 sq.ft)

SERVICES

The property has the benefit of all mains services.

SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

SERVICE CHARGE

There is a service charge to cover security, cleaning, rubbish removal and other maintenance issues.

PLANNING

The property currently has Planning permission for cafeteria A5 use.

It is the prospective tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

BUSINESS RATES

To be assessed.

RENT

On application

TERMS

The unit is available by way of flexible terms.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

EPC

An Energy Performance Certificate is available upon request.

VAT

All prices quoted are exclusive of but may be subject to VAT at the prevailing rate.

VIEWING

Petty Chartered Surveyors
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