

Report Title	Proposed disposal - Pendle Innovation Centre, Brook Street, Nelson (surplus to requirements).
Meeting	Nelson, Brierfield and Reedley Committee
Meeting Date	3 rd August, 2026
Report Author	Tony Brown
Directorate	Resources
Lead Executive Member(s)	Councillor Mahmood
Wards Affected	Whitefield and Walverden
Public. Part Exempt, or Fully Exempt	Public
Appendices (if any)	Committee Plan

1. Executive Summary

- 1.1 To seek the Area Committee's approval to submit a report to Executive, recommending that they declare the above property as being surplus to requirements.

2. Recommendations

For the reasons set out in this report, Nelson, Brierfield and Reedley Committee is recommended to:

- 2.1 approve the submission of a report to Executive, recommending that the above property be declared surplus and offered to the market for sale.
- 2.2 if declared surplus by Executive, to delegate authority to the Director of Resources to negotiate the consideration level and terms of sale.

3. Information: the Rationale & Evidence for the Recommendations

- 3.1 The Innovation Centre is a former Kwik-Save supermarket that the Council acquired in June 2003. It comprises a net internal area of approximately 961.3 square metres (10,344 square feet) with a dedicated secure car park to the front. The asset boundary also includes a grassed area to the front and land that is now adopted highway.
- 3.2 The Innovation Centre was leased by the Council to Trust4Business for a term of 6 years from December 2007, who continued "holding over" from lease expiry until their lease was surrendered in 2021. The tenant paid a rent of "one red rose" per annum, whilst in occupation.

- 3.3 The lease allowed them to sublet parts of the building as offices to small and medium size enterprises. For some time prior to the surrender occupation levels decreased year on year until the operation was no longer viable.
- 3.4 The building remained vacant until February 2022, when it was leased to a local medical research and development company. The lease was surrendered by agreement in 2025.
- 3.5 Since the last surrender, the property has been marketed on behalf of the Council by commercial agents, Trevor Dawson and Co. The agent was instructed to attract potential tenants rather than a purchaser.
- 3.6 The agent has received only two real offers of interest, both on terms which were considered unacceptable, at rental bids considerably below the envisaged market value and for uses which would require the building to be reconfigured with request for the Council to grant rent free periods as a contribution to the works. The property is still being marketed for lease.
- 3.7 A serious offer of interest has recently been received from a nearby building owner, but only on the basis that they could acquire the Council's freehold interest. At the same time the Council's agent has received serious interest from another party, but again only on the basis that they could acquire the freehold.
- 3.8 Due to the lack of any real interest in taking a lease of the property, the ongoing costs being incurred whilst the property is vacant and the current interest in acquiring the freehold rather than leasing, Members are recommended to agree a disposal and recommend Executive declares the property surplus to requirements.
- 3.9 If approved bids will be invited from the interested parties for consideration. If acceptable Executive will be asked to delegate approval to the Director of Resource to negotiate the terms and conditions of sale and agree a price.

4. Link to Council Plan Priorities: (Providing High Quality Services and Facilities, Proud and Connected Communities and Places, Good Growth and Housing and Healthy Communities)

- 4.1 The disposal would not impact upon the Council's operations. A disposal of the property will remove the burden of costs incurred whilst vacant and generate a capital receipt.

5. Implications

5.1 Financial Implications

- 5.1.2 A disposal would generate a capital receipt and remove potential future running and maintenance costs that the Council would be liable for during void periods.

5.2 Legal and Governance Implications

- 5.2.1 There are no known legal implications arising from this report.

5.3 Climate and Biodiversity Implications

- 5.3.1 There are no known climate or bio-diversity implications.

5.4 Human Resources Implications

- 5.4.1 There are no known Human Resource implications.

5.5 Equality and Diversity Implications

- 5.5.1 There are no known equality or diversity implications.

6. Consultation

- 6.1 None.

7. Alternative Options Considered

- 7.1 The Council have tried to secure a tenant without success, there is interest from the market but only to acquire the freehold.

8. Statutory Officer Sign off (please tick)

Section 151 Officer	X
Monitoring Officer	X

9. Background Documents

- 9.1 None.

Contact Officers

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