



**Subject: 157, Bolton Road Bury, BL8 2NW**

To Whom It May Concern,

Thank you for your email and for clarifying the additional marketing information required in relation to the above property. As the agent who handled the marketing, I am happy to provide the following detailed summary to support your assessment.

Marketing Activity Summary

The property was actively marketed as a commercial unit across multiple platforms, including:

- Rightmove (Commercial section)
- Zoopla (Commercial section)
- Properties Under the Hammer website
- Additional online property portals referenced in the original submission

The listings were live for an extended period and reached a wide audience. Prior to being advertised with Properties Under the Hammer Auctions; this property was marketed for commercial use with Portfolio Properties.

Enquiries & Viewings

Marketing generated over 40 enquiries in total. From these enquiries, we conducted 24 in-person viewings, during which the following pattern was clear:

- Approximately 80% of viewers were interested in residential conversion or HMO use, reflecting the market reality and the building's condition.
- Only 3 viewers attended specifically with commercial use in mind.

All three declined to proceed due to:

- the significant level of renovation required
- concerns regarding cost and viability
- the building not being commercially practical without substantial investment
- lack of parking

No commercial party made a formal offer.

#### Offers Received

The following offers were received:

- Offers in the region of £130,000 from residential/HMO-focused buyers.
- An option agreement offer, including a £3,000 non-refundable deposit, with completion proposed once planning for change of use was secured.

These demonstrate that market interest was overwhelmingly for non-commercial use, and that viable commercial demand was not present.

Please note that in compliance with GDPR and due to the sensitivity of the information provided, we are unable to share any personal details of enquiries or potential buyers. The summary provided reflects the level of interest and outcome of marketing activity without disclosing any personal data.

We will provide you with the listing on Rightmove and Zoopla which clearly states that this property was advertised as commercial premises. The data on this will follow. My colleague has been instructed to pull this information today, we will let you have this in early course.

#### Conclusion

Given the high cost of renovation, extremely limited parking and the building's condition; returning the site to commercial use is not viable. The market does not support commercial occupation in this property and attempts to attract commercial interest in recent years have been unsuccessful.

Based on the level and nature of enquiries, the feedback from commercial viewers, and the absence of any viable commercial offers, this evidence strongly indicates that the property does not have a realistic prospect of being brought back into commercial use in its current condition.

This proposal offers a realistic, sustainable and socially beneficial use of a currently underutilised property. Rather than leaving it vacant or forcing an unviable commercial scheme it will provide housing for working individuals and bring long-term benefits to the local area.

Signed by

Shazia Ansari

Properties Under the Hammer Auctions