

Salford, 27th Feb 2025

Dear Sir / Madam

**Re: 8 Tenterden Street, Bury BL9 0EG**

We have been marketing the above building for commercial use on behalf of our clients Anna & Niall Mendes Da Costa at Property Touch. We understand that they are currently pursuing a planning application for the HMO conversion, but they also wanted to explore other options for this building.

We have been putting forward the property to our wide investment and commercial landlord community since September 2024, however, despite our best attempts, we have encountered significant challenges in generating interest.

The property, as it stands, is somewhat outdated and lacks the modern amenities and appeal that prospective businesses seek today. Moreover, its location does not align with the current trends in commercial development, making it less suitable for the types of enterprises that would typically be interested in occupying such a space.

The overwhelming feedback we received so far from those we approached was that the property was poorly located for office use, the maintenance and running costs were seen as probative, conversion costs would be too high, and the layout of the building was considered unfit for purpose due to much of the space being located in the cellar and in the loft. The property also lacks sufficient car parking facilities, which would be expected in a modern office set-up.

Given the lack of interest from potential commercial tenants, we believe that the conversion of 8 Tenterden Street into desirable accommodation for young professionals would be a beneficial alternative, given shortages in the rental and housing market. The demand for quality HMOs in The Bury Town Centre has risen dramatically, particularly among young professionals seeking convenient access to employment opportunities in Manchester, Bury and nearby towns and vibrant local community life.

Based on the data from our sister company, The HMO Guys, which is managing around 120 HMO rooms in the Bury Town Centre and surrounding area, the average occupancy rates are close to 95% and they note an increasing number of inquiries from potential tenants each week.

By repurposing this property, our clients could not only revitalise the building but also contribute positively to the local economy by attracting a demographic that drives growth and innovation.

I hope that this provides you with sufficient information but please do not hesitate to contact me if you wish to discuss further.

With warm regards



Neil Walton

Managing Director



**PURPLE  
SAND**  
GROUP

**Purple Sand Group Limited**

St James House, Pendleton Way, Salford. M6 5FW

T: 0330 043 1170 E: [hello@thehmoguys.com](mailto:hello@thehmoguys.com) W: [www.thehmoguys.com](http://www.thehmoguys.com)

Purple Sand Group Limited, Registered in England: 10941992

Registered Office: 1 Strands Barn, Strands Farm Lane, Lancaster. LA2 8JF

