



Third Floor,
Houldsworth Mill, Houldsworth Street,
Reddish, Stockport, SK5 6DA

01616973040

157 BOLTON ROAD, BURY, BL8 2NW - Summary notes

Guide price set at £155,000. Reserve price £165,000

Commercial mixed use – Leasehold Property

- Listed & marketed on Zoopla 24th May 2024
- Marketed from Rightmove 25th February 2025
- Removed from all portals on 25th June 2025 following a successful sale from Abdullah
- Length of time on portals 14 months
- Interest received/enquiries, followed by viewings = 27
- 90% of viewers were with a view to turn into a HMO or something similar
- 3 offers received – below guide price – vendor rejected

The property at 157 Bolton Road, Bury, BL8 2NW is classified as non-residential, specifically offices (shop use class) — not a dwelling.

157 Bolton Road is a commercial property, used as offices or shop space, not a residence.

It falls under the commercial planning framework, e.g., Use Class E (office/retail)

Though located in a largely residential postcode, this address itself is non-residential/mixed-use street frontage

157 Bolton Road is listed under the “Offices / Shops” category with a rateable value of £5,800, and estimated business rates payable of £2,807/year

Bury Council allows a 3-month exemption for empty business properties.

Active business rates suggests property is still recognised as occupied use which is incorrect