



pearson  
ferrier® 

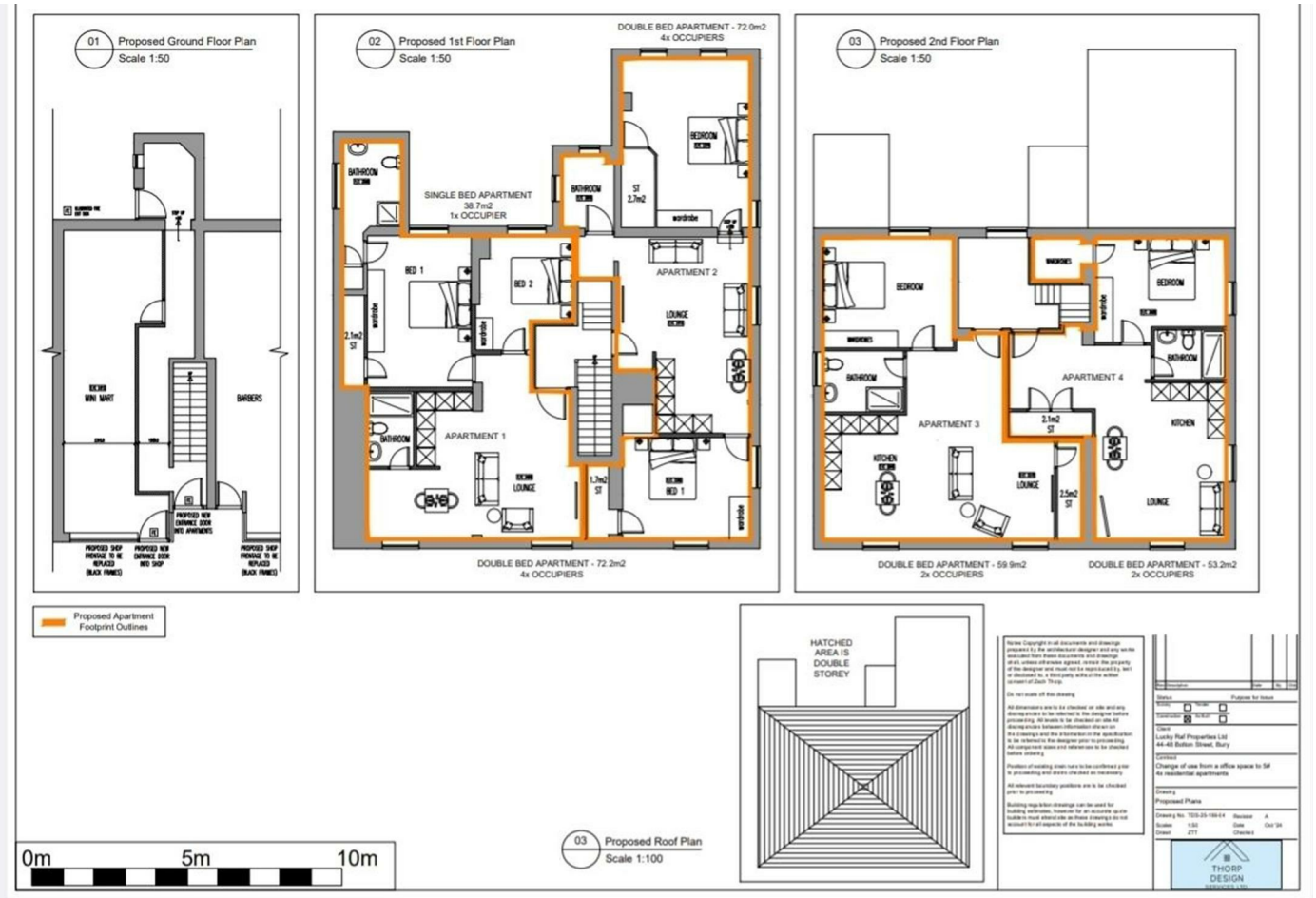
44 - 48 BOLTON STREET  
Bury, BL9 0LL  
Auction Guide £450,000

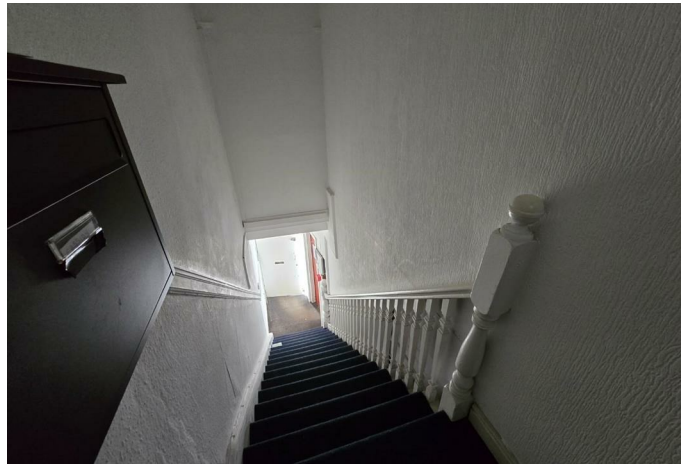
# 44 - 48 BOLTON STREET

## Property at a glance

- SUBSTANTIAL THREE STOREY MIXED USE BUILDING
- LOCATED IN BURY TOWN CENTRE OPPOSITE THE EAST LANCs RAILWAY
- PLANS PASSED TO CONVERT THE 1ST & 2ND FLOORS TO 4 X FLATS
- CURRENTLY 3 X SHOPS TO THE GROUND FLOOR, FLAT & OFFICES TO 1ST & 2ND FLOORS
- IDEAL INVESTMENT OPPORTUNITY
- VIEWINGS AVAILABLE OF THE UPSTAIRS SPACE ONLY

For sale via Pearson Ferrier Auctions starting Tuesday 14th July, bidding will be on the Pearson Ferrier website and you can register to bid now. A superb opportunity to purchase this substantial three storey mixed use building in Bury town centre, opposite the East Lancashire Railway. It currently comprises three shops to the ground floor, with an apartment to the first floor and commercial space on the first and second floors. Planning has been passed for the conversion of the first and second floors to create two x 2 bedroom apartments and two x 1 bedroom apartments. For details on the planning please visit the Bury Council planning portal under ref 72061. The current rental income is £40,200pa (breakdown below), however with the conversion of the upper floors this would massively increase the rental income. Viewings are available of the upstairs floors only. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.





Bury Office  
 435/7 Walmersley Road, Bury, Lancashire, BL9 5EU  
 Telephone: 0161 764 4440  
 Fax: #  
 Email: bury@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.

