



BREIGHTMET FOLD HOUSE BREIGHTMET FOLD

Bolton, BL2 5PH

Auction Guide £300,000

BRIGHTMET FOLD

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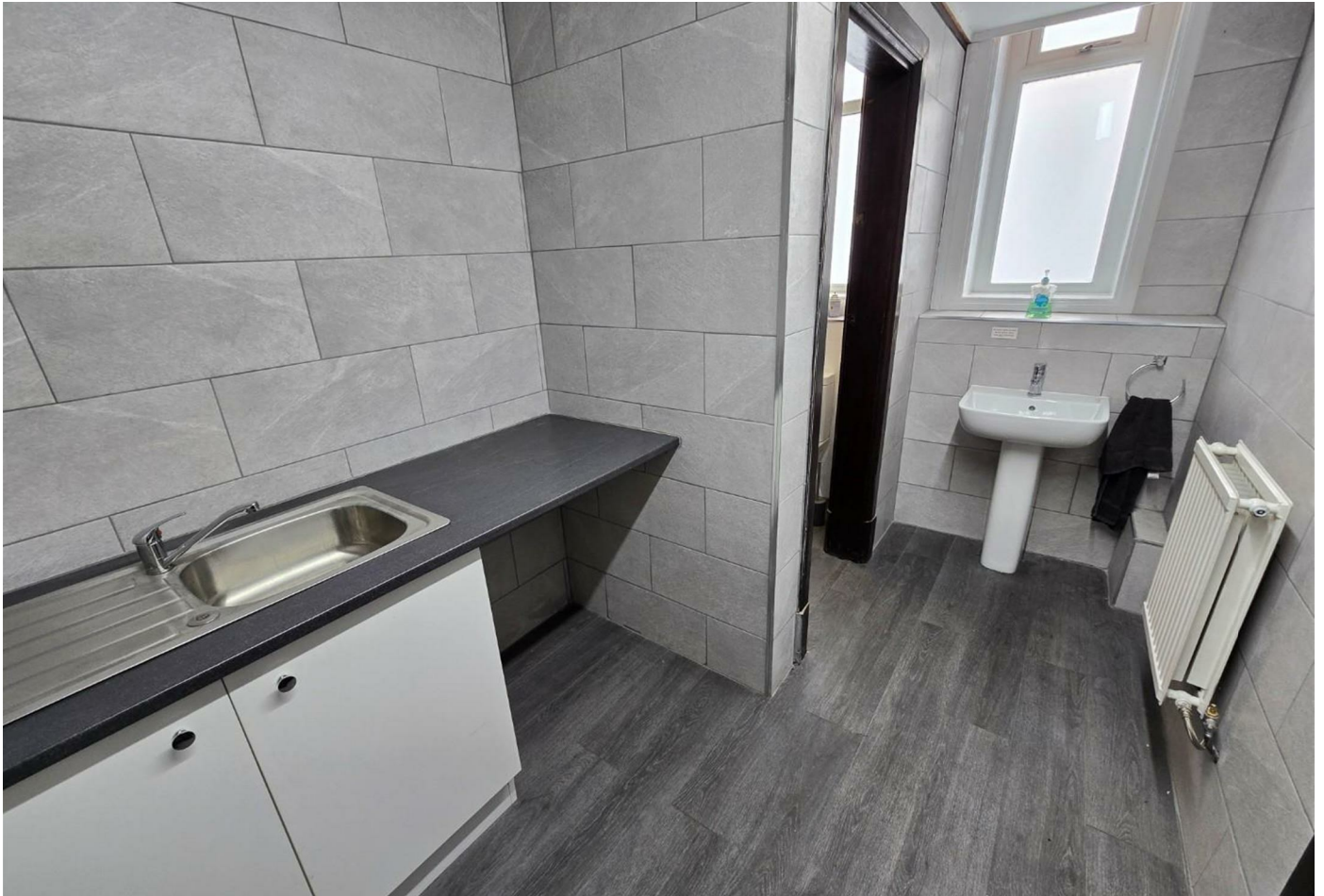
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Property at a glance

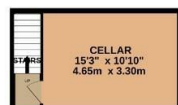
- THREE COMMERCIAL BUILDINGS
- GUIDE PRICE £300,000 - £350,000
- GOOD DEVELOPMENT POTENTIAL STP
- IMMEDIATE RENTAL INCOME

For sale via Pearson Ferrier Auctions starting Tuesday 13th May, bidding will be on the Pearson Ferrier website and you can register to bid now. An ideal Freehold investment opportunity comprising three buildings - Brightmet Fold House (approx. 3,300 SQ FT), Unit (approx. 1,350 SQ FT) and the first floor of Redbridge Industrial Estate (approx. 5,500 SQ FT) Total internal area over 10,000 SQ FT. Please see floor plans for layout details. Brightmet Fold House is an imposing two storey building which was previously used as a multi office let (each office being sub metered) with just one tenant in place in office three. It does have gas central heating in place. This building would suit conversion to a variety of other uses such as a care facility, flats, H.M.O. or similar subject to planning permissions and the usual consents, or to re fill as multiple office units to create a high yield. Unit two is a stand alone commercial unit with roller shutter door for vehicle access which is currently let to a single tenant. The first floor of Redbridge Industrial Estate has been internally split to storage and workshop areas. This is currently majority let, with an office which is currently vacant and used by the current owners. The units have access to a communal W.C. also included in the sale on the side of the unit. Full details of the rental incomes are detailed below in the advert. There is a video available on the advert of just Brightmet Fold House. Viewings are essential to appreciate the size and potential. Please note taht the video is of Brightmet Fold House only and not the two other units. Guide Price £300,000 - £350,000. 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.

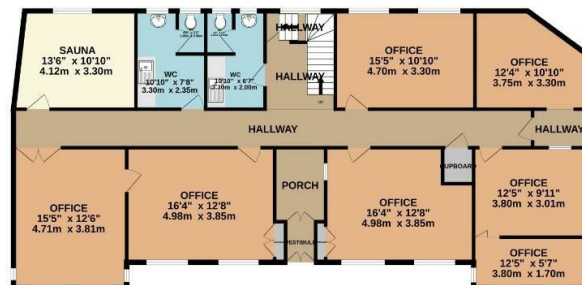




BASEMENT
200 sq.ft. (18.5 sq.m.) approx.



GROUNDFLOOR
3002 sq.ft. (277.4 sq.m.) approx.

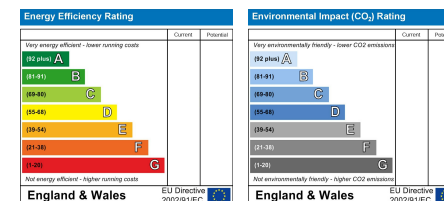


FIRST FLOOR
1,313 sq.ft. (122.9 sq.m.) approx.



TOTAL FLOOR AREA: 3313 sq.ft. (307.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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