



# 238 High Street West, Glossop, Derbyshire, SK13 8ER

\*\* For sale by Modern Method of Auction; Starting Bid Price £120,000 plus Reservation Fee \*\*

Offering a number of possibilities, a former ground floor hairdressers with first floor self contained flat and rear garden, in central Glossop and now in need of full refurbishment. Briefly comprising shop front, reception and utility room, a separate entrance and stairs up to the flat which has a front living room, kitchen, bedroom and bathroom. Energy Rating D

This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited

## £120,000

### Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

### Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations

for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

### Directions

From our office on High Street West proceed in a Westerly direction through two sets of traffic lights and the property can be found after a short distance on the right hand side.

### GROUND FLOOR

#### Shop Frontage

14'3 x 11'7

#### Reception Room

13'6 (max) x 12'10

### Utility Room

8'3 x 6'5

### Entrance Hallway

### Store Room

10'3 x 5'8

## FIRST FLOOR

### Landing

### Living Room

13'11 (min) x 9'8

### Kitchen

10'9 x 5'11

### Bedroom

### Bathroom

10'9 x 9'4

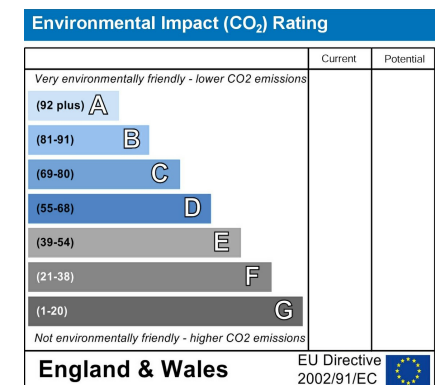
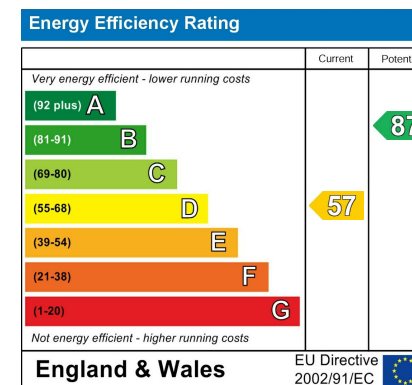
## OUTSIDE

### Enclosed Rear Garden & Two Garden Stores

Our ref: Cms/cms/0519/25

### Agents Notes - HMRC Directive

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





GROUND FLOOR



1ST FLOOR



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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44 High Street West, Glossop, Derbyshire, SK13 8BH

01457 858888

[glossop@jordanfishwick.co.uk](mailto:glossop@jordanfishwick.co.uk)

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

