



*Jordan* fishwick

238 HIGH STREET WEST GLOSSOP SK13 8ER

£120,000

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\*\* 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

### 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and the responsibility is taken for any error. Attention is drawn to the fact that the floorplan is not intended to be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in respect of their operation or efficiency. See the green. Made with Metamax 03/05

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	