



Helping *you* move



6 & 8 Queen Street, Market Drayton, TF9 1PX  
\*\*\*Ideal Investment Opportunity\*\*\* in the heart of Market Drayton  
Town Centre - Retail Shop with One Bedroom Apartment. For Sale via  
the Modern Method of Auction.

Guide Price  
**£114,500**

## Overview

- Investment Opportunity - Shop with Living Accommodation
- For Sale by Modern Method of Auction, Town Centre Location
- Ground Floor Shop with Scullery/Store & WC
- First Floor One Bedroom Apartment
- Rent & Rate Information Available on Request
- Subject to Undisclosed Reserve
- Reservation Fee Payable, T's & C's Apply
- EPC Rating - E



## Brief Description

With one of the main town Car Parks just 200 yards away, the location for this property couldn't be better! It's on Queen's Street which is a pedestrianised, block paved street with a number of character properties presented as shops, cafes, hairdressers and office spaces. To the ground floor is a shared Entrance Hall and to your left is the Shop itself off which is a narrow Scullery\Store with Belfast sink which leads out to a small rear yard and the WC.

Returning to the Entrance Hall and a further door opens to the turning staircase which leads up to the first floor Flat - again, full of character features and with secondary glazing to the windows. The Lounge has a tiled fireplace housing an electric fire, and the Bedroom has the original cast iron fireplace. Off the Bedroom is a Shower Room with shower tray, WC and sink - and completing the accommodation is a Kitchenette.

## Location

Market Drayton is a busy market town with a weekly Wednesday street market whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs.

A wider range of shops and facilities can be found in via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



# Your Local Property Experts

## 01630 653641

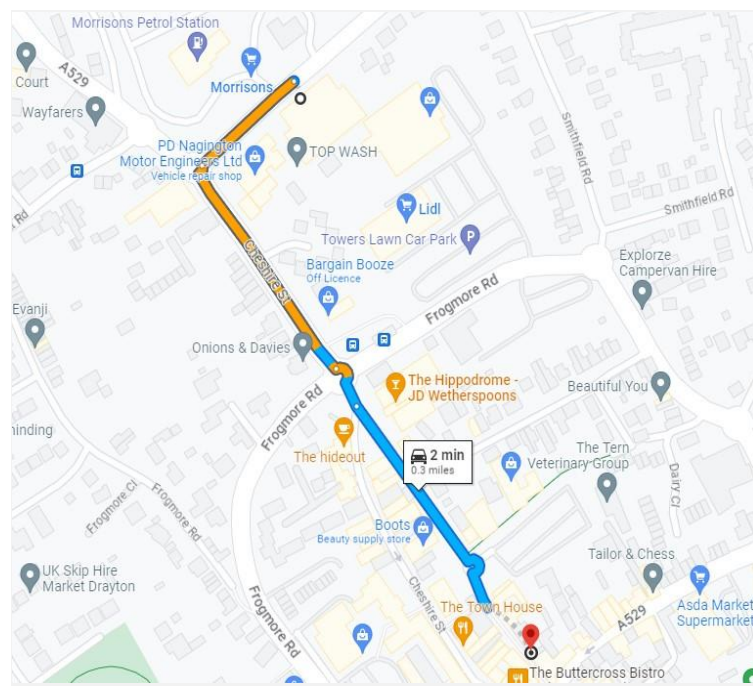


### Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that mains water, drainage and electricity services are available, with electric storage heaters. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

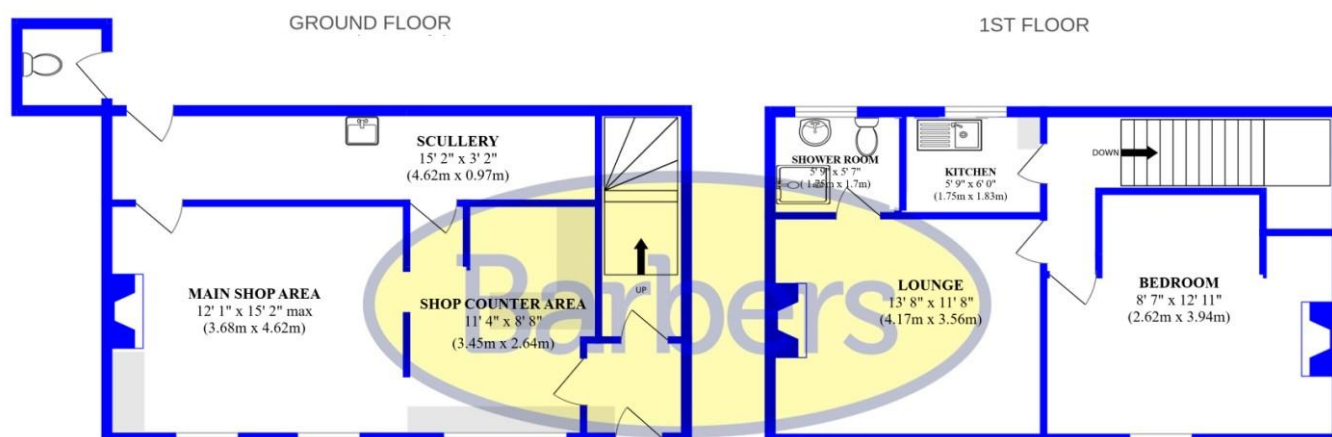
**LOCAL AUTHORITY:** Shropshire Council, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



**DIRECTIONS:** From our office turn left on Maer Lane, left onto Cheshire Street going straight over the mini roundabout and into the car park on your left (chargeable currently 60p per hour using 10ps and £1 coins). TF9 1PS. From the car park, turn left onto Queen Street and the property is approximately 200 yards on your left.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



**This Floor Plan is Not to Scale**  
Please use as a Guideline to Layout Only

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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**MODERN METHOD OF AUCTION:** This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction.

The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.2% to a minimum of £6,000 including VAT, which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative.

The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change.

Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. (Reservation Fee is in addition to the final negotiated selling price.)

I Am Sold Ltd - telephone: 0121 366 0539 or email: [enquiries@iam-sold.co.uk](mailto:enquiries@iam-sold.co.uk)

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01630 653641

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**BARBERS ESTATE AGENT:** Tower House, Maer Lane,  
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Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

