

FOR SALE

FORMER WHALSAY POLICE STATION

SYMBISTER, SHETLAND, ZE2 9AB

- FORMER POLICE STATION BUILDING WITH ON-SITE CAR PARKING
- RESIDENTIAL DEVELOPMENT OPPORTUNITY, SUBJECT TO PLANNING
- SCENIC ISLAND LOCATION
- DEDICATED CAR PARKING SPACES



ON INSTRUCTION OF



LOCATION: The property is located in Symbister the main settlement on the island of Whalsay known as "The Bonnie Isle" forming part of the Shetland Islands which lie to the north-east of the Scottish mainland. The islands lie some 50 miles to the northeast of Orkney and 170 miles southeast of the Faroe Islands. The main industries in the area are fishing and crofting. Regular ferries sail from Symbister to Laxo and Vidlin on the Shetland mainland. NorthLink Ferries operate regular services to both Shetland and Orkney from Scrabster and Aberdeen on the Scottish mainland. There are airports on both Shetland and Orkney linking to mainland destinations.

BUILDING TYPE: The property comprises a single storey standalone former police station building of modern cavity timber frame construction clad externally in timber under a pitched roof clad with tiles. The property comprises the building footprint along with 4 designated car parking spaces including one disabled space. The property may present a redevelopment opportunity, subject to securing landlord and local authority consent.

GROUND LEASE: The property is subject to a ground lease which commenced on 1 April 2007 for a period of 30 years expiring on 31 March 2037. The lease incorporates 5-yearly RPI linked upward only rent reviews with the current yearly rental equating to **£1,954.83** per annum.

RATEABLE VALUE: £2,100.

PLANNING: The property comprises a former police station building with parking space which may be suitable for residential or other uses, subject to securing the appropriate planning consent. Please contact the marketing agents for further information.

FLOOR AREA:

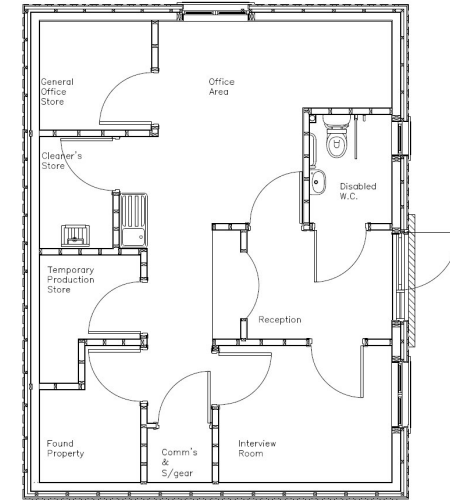
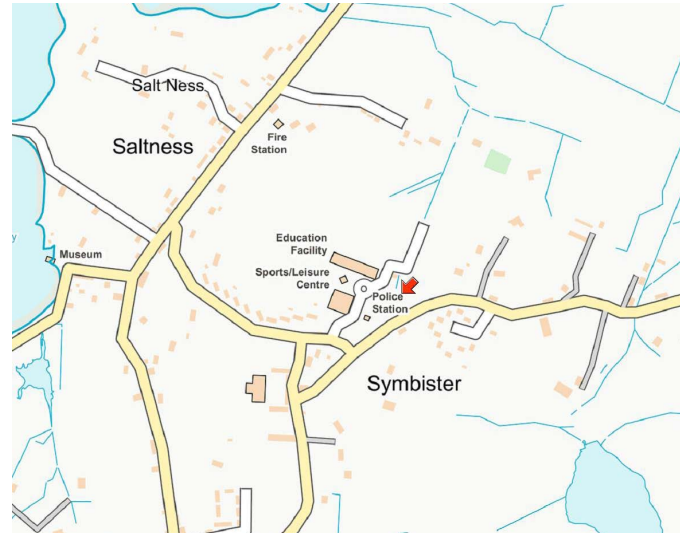
FLOOR	M ²	FT ²
Ground:	54.54	587
Total:	54.54	587

SALE PRICE: Offers over **£8,000** invited.

VAT: VAT will not be applicable to any transaction.

EPC: Available on request.

COSTS: Each party will bear their own legal costs. The purchaser will be liable for any LBTT, Registration Dues and VAT thereon.



Indicative Floor Plan

Vetting Caveat

Prior to entering into any legal agreement for the sale of the subjects pursuant to any offer received in response to this marketing exercise, in order to comply with Anti Money laundering Regulations and in fulfillment of the policing principles bidders will be subject to vetting. For this purpose bidders must submit with their offer the following information to allow a vetting check to be completed:-

- (a) where the bidder is an individual or individuals, the full name (including middle names), address (including full postcode), and date of birth of each bidder; or
- (b) where the bidder is a Partnership or Trust, the full name (including middle names), address (including full postcode), and date of birth of each Trustor and any other persons who have power of representation, decision or control over in respect of the Partnership or Trust or otherwise connected to it; or
- (c) where the bidder is a company, a copy of the Certificate of Incorporation of the Company and, in respect of any company not listed on a regulated market, the full name (including middle names), address and date of birth of (i) each shareholder who ultimately owns or controls more than 25% of the shares or voting rights of the Company; (ii) each Director of the Company and the Company Secretary; (iii) any other persons who have power of representation, decision or control over or in respect of the Company or otherwise connected to it; and where the Company is part of a consortium each of the companies or entities within the group or consortia are required to provide the information at (i), (ii) and (iii) hereof in respect of each Company within the group or consortia.

In addition to the above information, the Declaration attached to the Sales Particulars must be completed and executed in a self-proving manner in terms of The Requirements of Writing (Scotland) Act 1995 by or, where appropriate due to the legal status of a bidder, on behalf of each bidder. The signed Declaration must accompany the offer of purchase. Failure to provide the information required and the signed Declaration may result in an offer not being considered

Disclaimer: The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents:

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