

## FORMER MAYBOLE POLICE STATION

- > POTENTIAL FOR ALTERNATIVE  
USE SUBJECT TO PLANNING
- > NO RATES PAYABLE SUBJECT TO  
STATUS
- > 218.41 SQ. M. (2,351 SQ. FT.)
- > OFFERS OVER £65,000

ON INSTRUCTION OF



FOR SALE

**44 LADYLAND ROAD, MAYBOLE, KA19 7DH**

**CONTACT:** Kevin N Bell [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) | Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk) | David Houston [david.houston@shepherd.co.uk](mailto:david.houston@shepherd.co.uk)  
01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The subjects are located on Ladyland Road close to its junction with Whitehall/Kirkoswald Road in an area of predominantly residential use. Local shopping facilities are available nearby on High Street.

Maybole lies in the South Ayrshire Council area, approximately 10 miles south of Ayr on the A77. The town has a resident population of around 4,750.

## THE PROPERTY

The subjects comprise an end terraced two storey former police station with single storey projection to the rear together with a garden area and private off street car park to the front.

Internal accommodation comprises the following:

### Ground:

- > Reception
- > 4 x Offices
- > 2 x Holding Cells
- > 2 x Stores
- > Ladies and Gents W.C.'s

### First Floor:

- > Office
- > Staff Room
- > Storage
- > Tea Prep Area
- > Bathroom

## RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

RV £10,400

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

The property has a current energy rating of G 202.

A copy of the EPC is available upon request.

## SALE

Offers over **£65,000** are invited.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

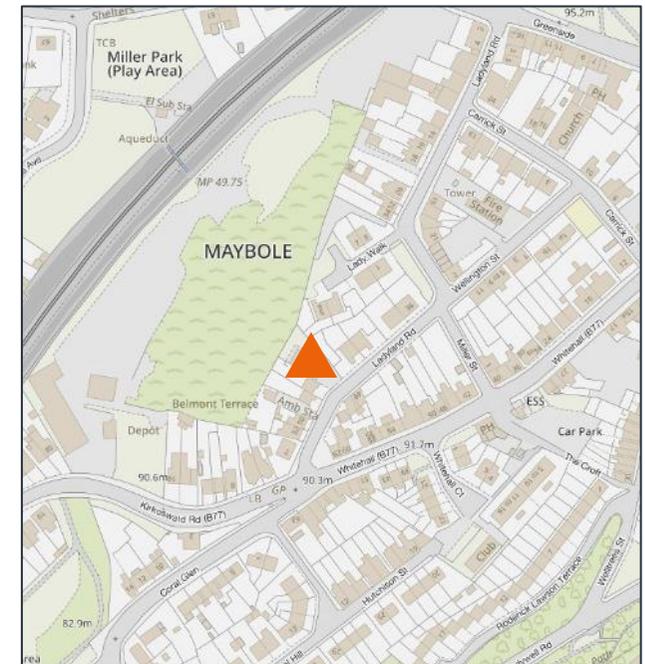
## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

44 LADYLAND ROAD, MAYBOLE

ACCOMMODATION	SqM	SqFt
Ground	159.63	1,718
First	58.78	633
<b>TOTAL</b>	<b>218.41</b>	<b>2,351</b>

The above area has been calculated on a gross internal basis.



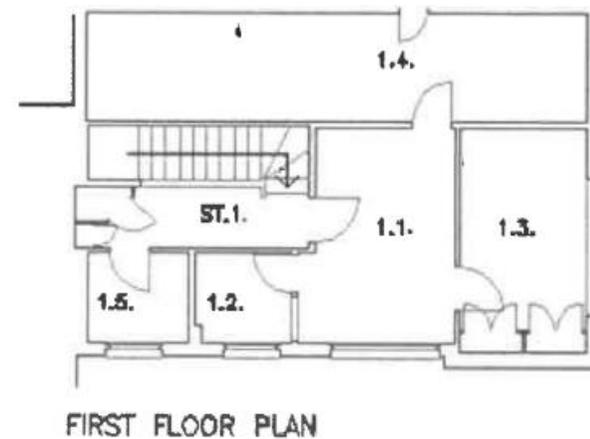
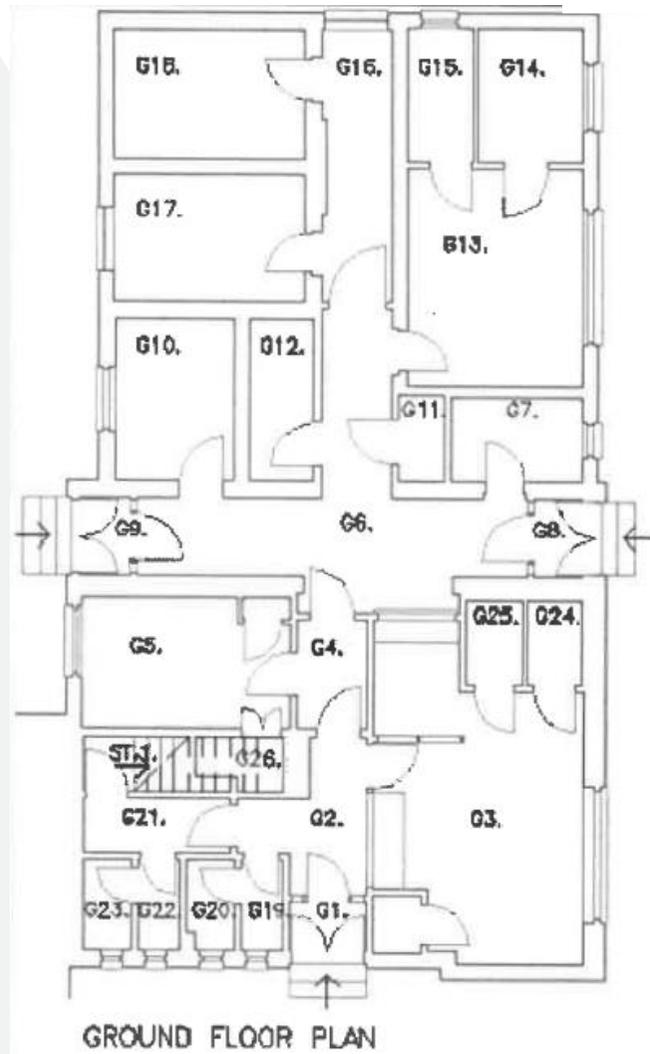
**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **NOVEMBER 2023**





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### 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 fulfilment 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 Partner or Trustee and 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, a signed Declaration 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.

Police Scotland do not enter into Scottish Standard Clauses and will issue an offer to sell to the successful bidder once their formal offer to purchase has been accepted.

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