



FOR SALE

**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.)

****NEW PRICE**** Offers over
£55,000



VIDEO TOUR



WHAT 3 WORDS

44 LADYLAND ROAD, MAYBOLE, KA19 7DH

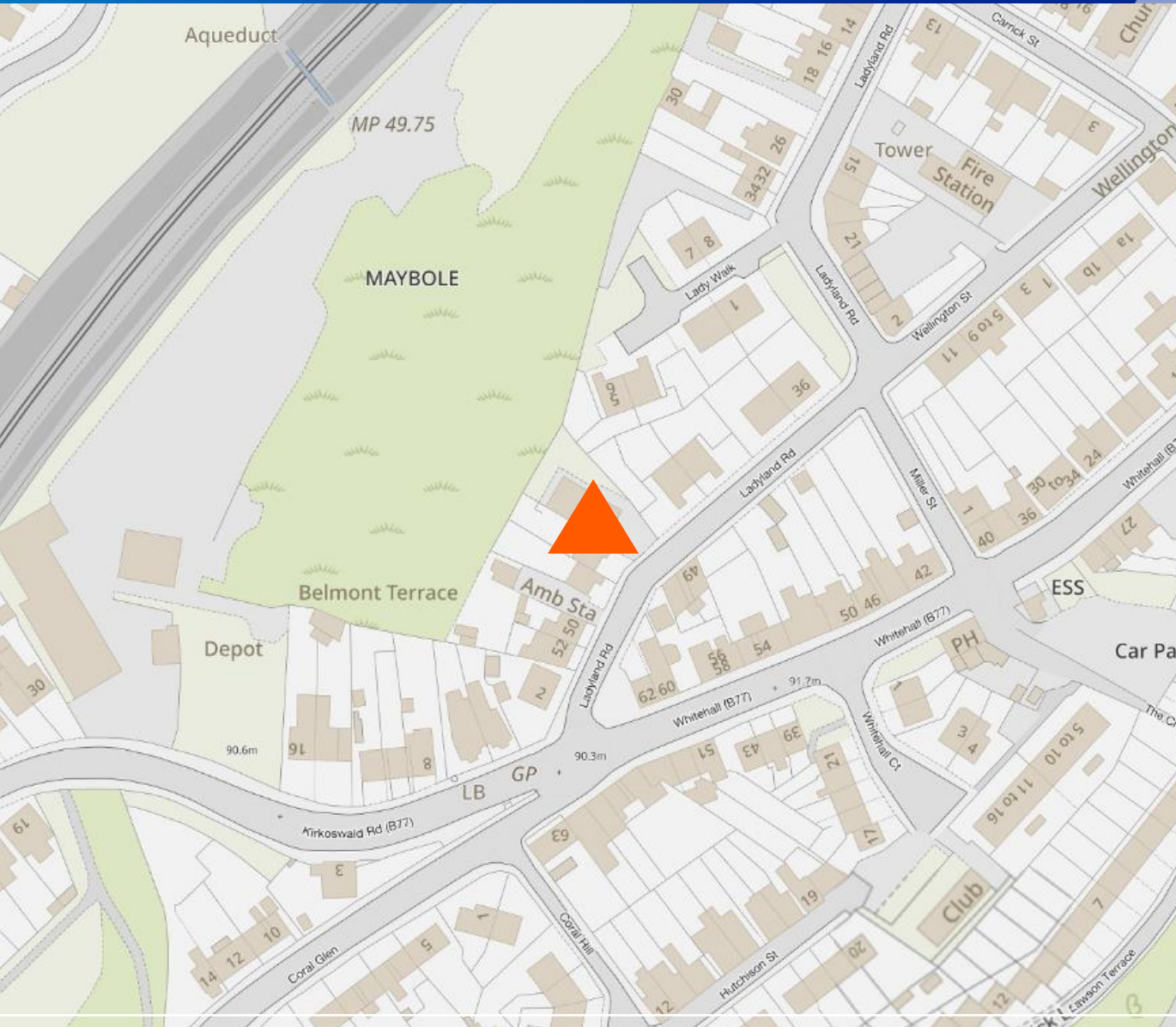
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Location

44 LADYLAND ROAD, MAYBOLE

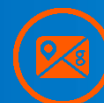


Maybole lies in the South Ayrshire Council area, approximately 10 miles south of Ayr on the A77. The town has a resident population of around 4,750.

The 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.



Description



FIND ON GOOGLE MAPS



44 LADYLAND ROAD, MAYBOLE





Description

44 LADYLAND ROAD, MAYBOLE



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.

Accommodation

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

	m ²	ft ²
Ground	159.63	1,718
First	58.78	633
Total	218.41	2,351

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Price

Offers over **£55,000** are invited.

Rateable Value

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.

VAT

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.

Legal Costs

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

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th 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.

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