

**CLOSING DATE SET:
WEDNESDAY 2nd OCTOBER 2024 AT 12PM**

POTENTIAL DEVELOPMENT OPPORTUNITY

- > FORMER POLICE STATION
- > NIA: 976.65 SQM (10,511 SQFT)
- > GIA: 1,498.17 SQM (16,126 SQFT)
- > SITE: EXTENDS TO 0.38 HECTARES (0.95 ACRES)
- > BUSY TOWN CENTRE POSITION
- > SUITABLE FOR VARIETY OF USES SUBJECT TO PLANNING
- > **SALE PRICE: £330,000**

FOR SALE

FORMER POLICE STATION, 6 MAR PLACE, ALLOA, FK10 2AB

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LOCATION

Alloa, the largest town in Clackmannanshire, serves as the administrative hub for the Clackmannanshire Council area. Alloa's current resident population stands at approximately 18,000, reflecting its growth and evolving significance as a dynamic and well-connected community in the region.

Alloa benefits from a strategic location supported by extensive road networks, with the A907 and A908 being the main arterial routes within Clackmannanshire.

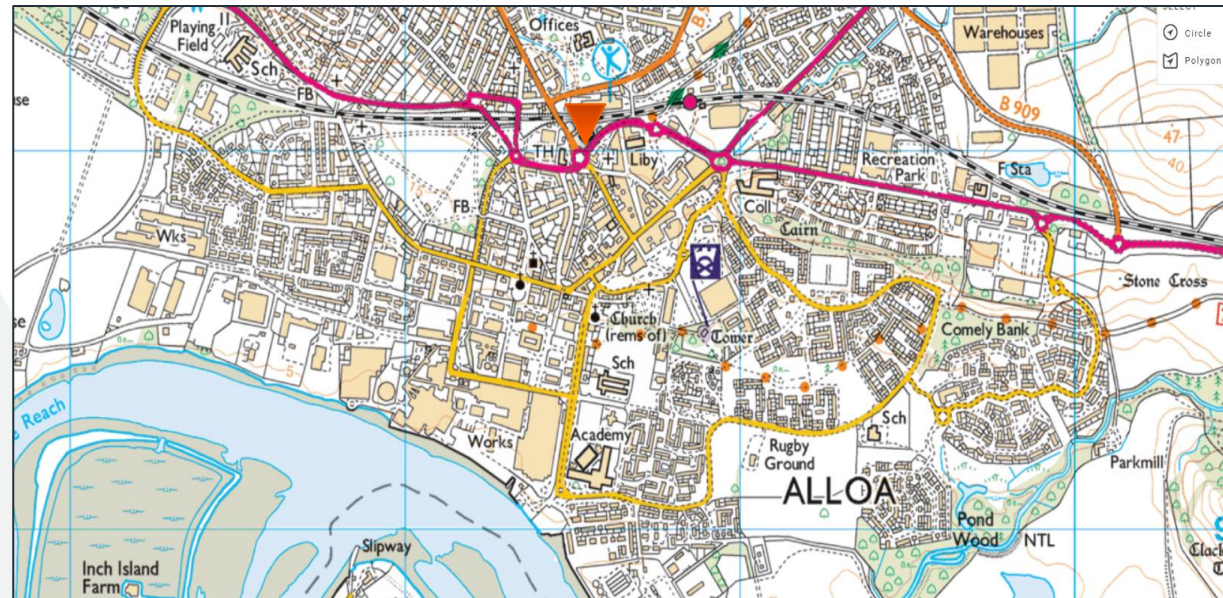
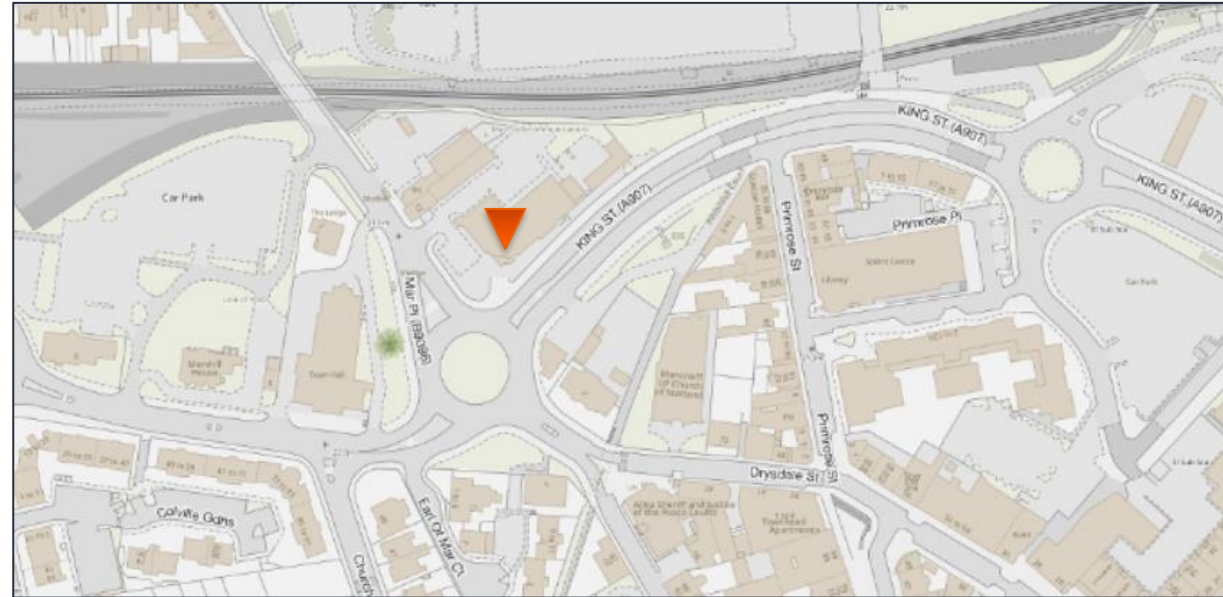
The subject property is situated adjacent to the Mars Hill Roundabout and the A907, which carries a high volume of vehicular traffic on a daily basis. Alloa train and bus stations are located in proximity to the subjects, providing regular services to Stirling, Glasgow and Edinburgh.

DESCRIPTION

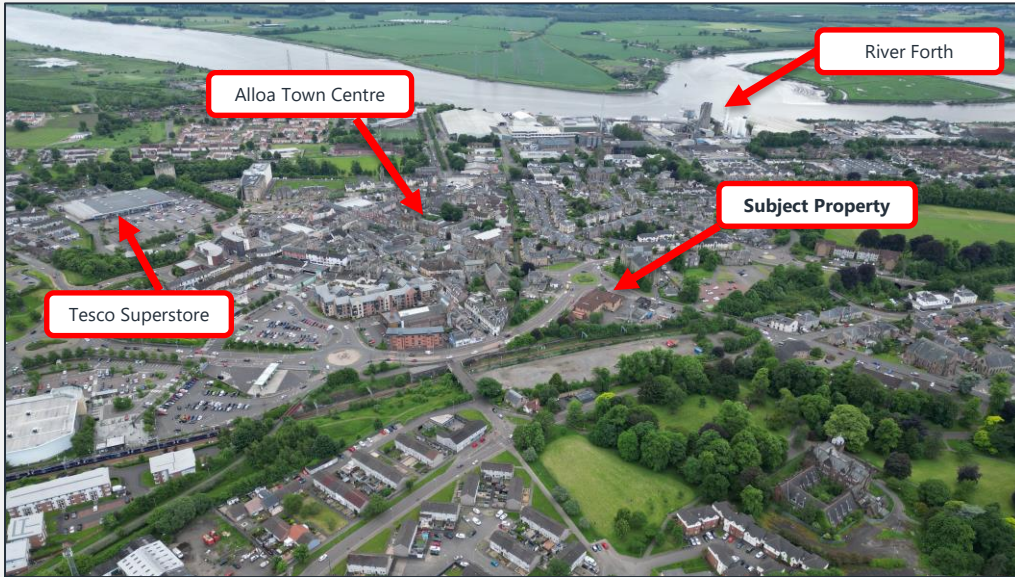
The subjects comprise a two-storey building of brick construction, surmounted by a pitched roof. The ground floor comprises a front reception area, office accommodation, staff locker rooms, toilet and staff welfare facilities. The first floor consists of office accommodation, locker rooms, storage space and additional toilet and staff welfare facilities.

There is a further separate garage building to the rear which is of single storey design. This provides basic storage specification with unfinished walls and floors internally.

The property benefits from private car parking facilities on site. There is also a fuel pump and underground tank situated on site.



**FORMER POLICE STATION, 6 MAR PLACE,
ALLOA, FK10 2AB**



PRICE

Our client is seeking a price of £330,000 for the heritable interest in the subjects.

RATING

The subjects are entered in the current Valuation Roll with a rateables value of £106,000.

The business rate poundage for 2024/25 is 55.9p to the pound.

EPC

A copy of the EPC certificate can be provided upon request.

ACCOMMODATION

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

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

LEGAL COSTS

Please note that each party is responsible for their own legal costs relative to the sale.

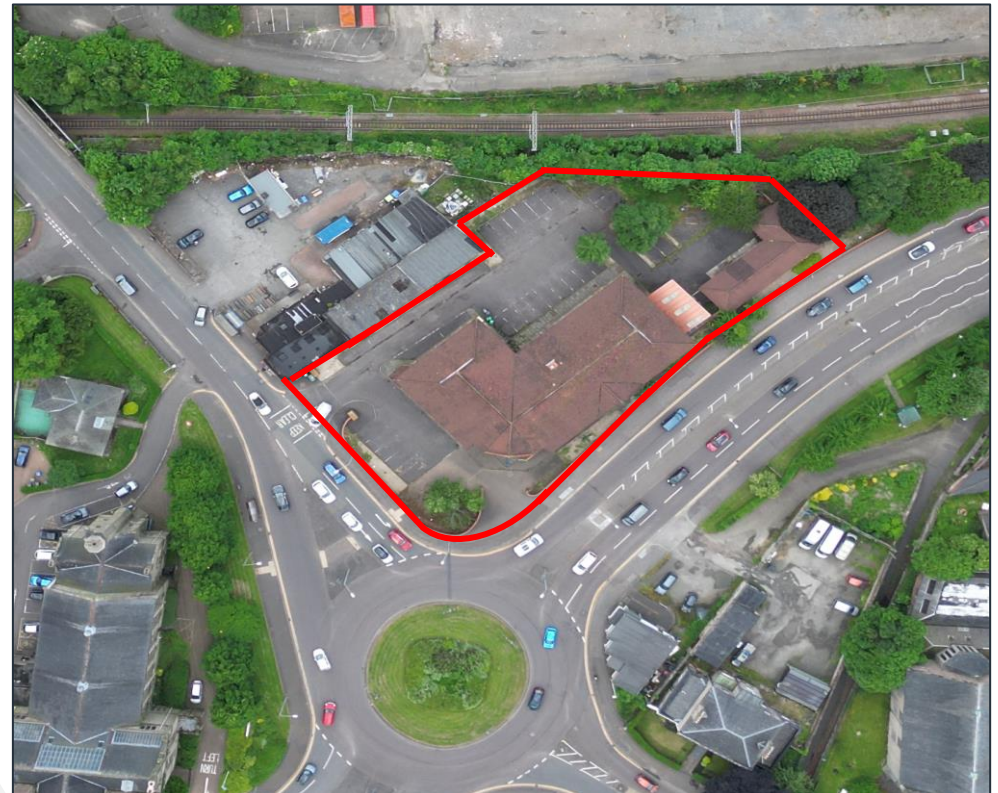
ANTI MONEY LAUNDERING REGULATIONS

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.

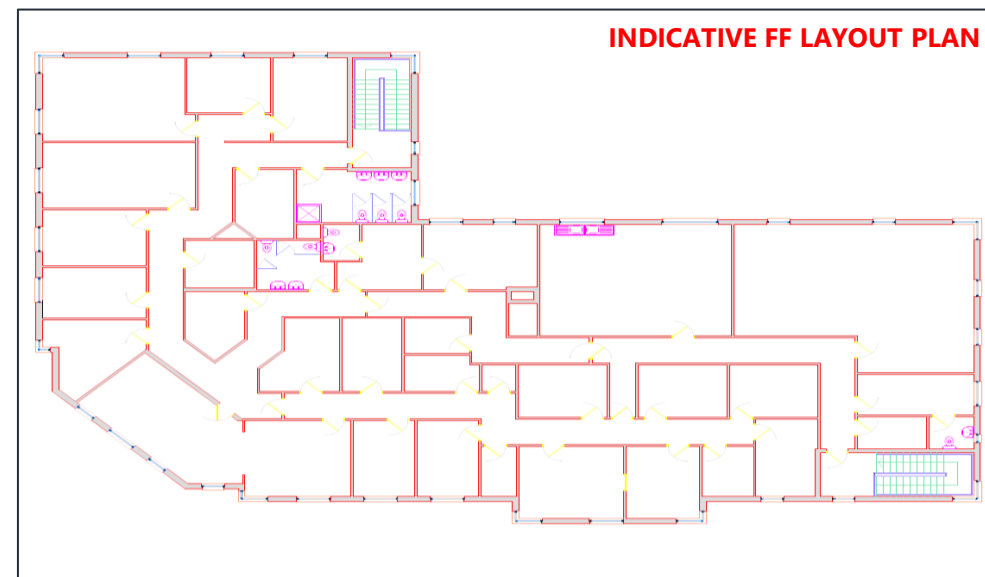
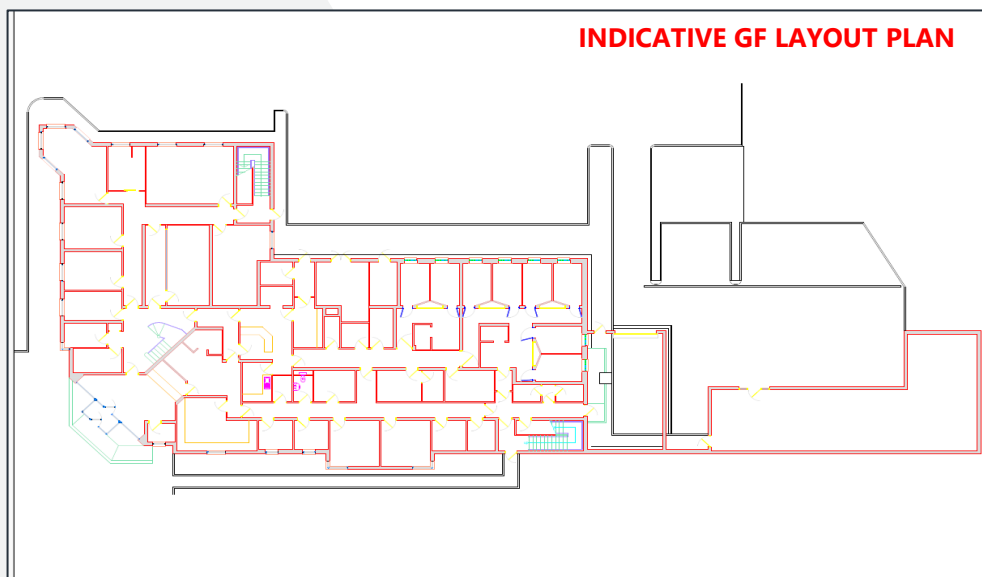
ACCOMMODATION

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Accommodation	SqM	SqFt
Ground Floor	388.68	4,183
First Floor	474.39	5,106
Ground (Garages)	113.58	1,222
TOTAL	976.65	10,511



Indicative Purposes Only



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.

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

Shepherd Chartered Surveyors 11 Gladstone Place, Stirling, FK8 2NN

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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. **PUBLICATION: JUNE 2024**