



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

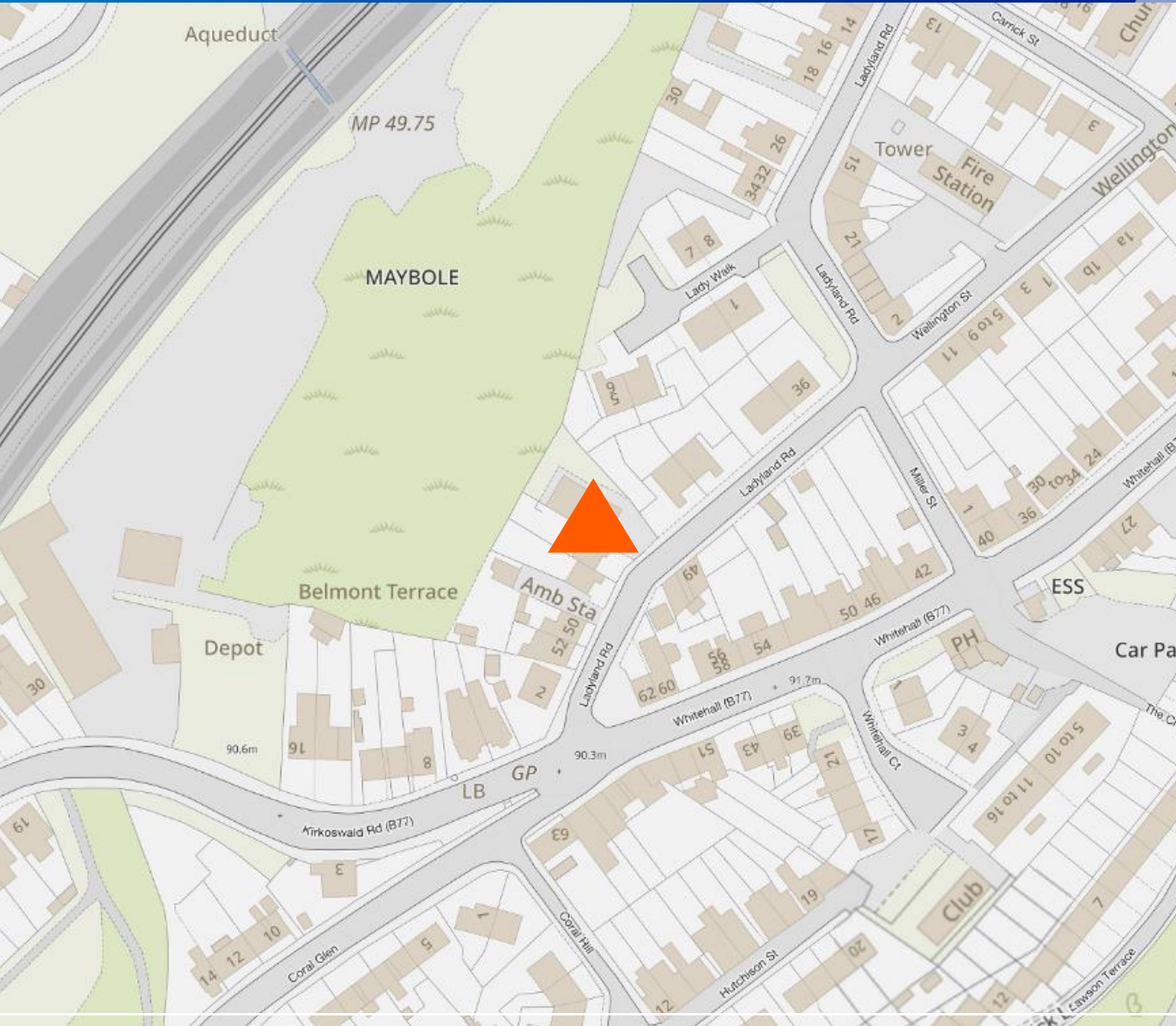
CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk | 07720 466050 | shepherd.co.uk





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.

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.

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:



Kevin N Bell BSc MRICS

Kevin.bell@shepherd.co.uk



Arlene Wallace

a.wallace@shepherd.co.uk

Shepherd Chartered Surveyors

22 Miller Road, Ayr, KA7 2AY

t: 01292 267987



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.

shepherd.co.uk

