

FOR SALE

FORMER GOUROCK POLICE STATION

3-5 KEMPOCK PLACE, GOUROCK PA19 1QU

- FORMER POLICE STATION BUILDINGS WITH ON-SITE CAR PARK
- REDEVELOPMENT OPPORTUNITY, SUBJECT TO PLANNING
- LOCATED IN THE POPULAR TOWN OF GOUROCK
- RARE SALE OPPORTUNITY

CLOSING DATE
FRIDAY 3RD APRIL - 12 NOON



ON INSTRUCTION OF



LOCATION: The subjects are located on Kempock Place, within the town of Gourrock to the West of Glasgow. Kempock Place forms a side street off Shore Street which carries a high volume of daily passing pedestrian and vehicular traffic. Surrounding properties are of residential and commercial use with neighbouring occupiers including MacDonald and Co (Wealth Management), Weir & McClafferty Dental Care and Inverclyde Council.

The subjects are in close proximity to excellent public transport links and road networks.

The Ordnance extract overlaid is for identification purposes only.

BUILDING TYPE: The subjects comprise of a ground floor former police station contained within a mid terraced building which was built around 1923. The property is of part traditional stone and part brick construction, with a part pitched roof overlaid in slate and part flat roof overlaid in felt. Internally, the accommodation extends to a front reception, office area, staff kitchen, staff w/c and former cell block. Floors throughout are a mixture of concrete and suspended timber design overlaid in carpet tile. Walls are of a plasterboard design and are part painted and part wallpapered throughout, with ceilings of a suspended tile design. Windows are a combination of timber framed and uPVC double glazed design which provide natural daylight within the subjects. The subjects are occupied on a sloping shaped feu and benefits from dedicated parking facilities which leads to a spacious double car garage/store. The driveway is hard standing. The subjects also benefit from on street parking.

An area comprising part of the ground floor and the entire first floor of the subjects is currently held under separate ownership with access/egress being exercised from the public road via the yard area. Further details of this can be forwarded onto seriously interested parties.

RATEABLE VALUE: £14,500. We would point out that 100% rates relief may be available to qualifying tenants.

PLANNING: The property comprises a former police station 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: 174.34m² (1,876 ft²)

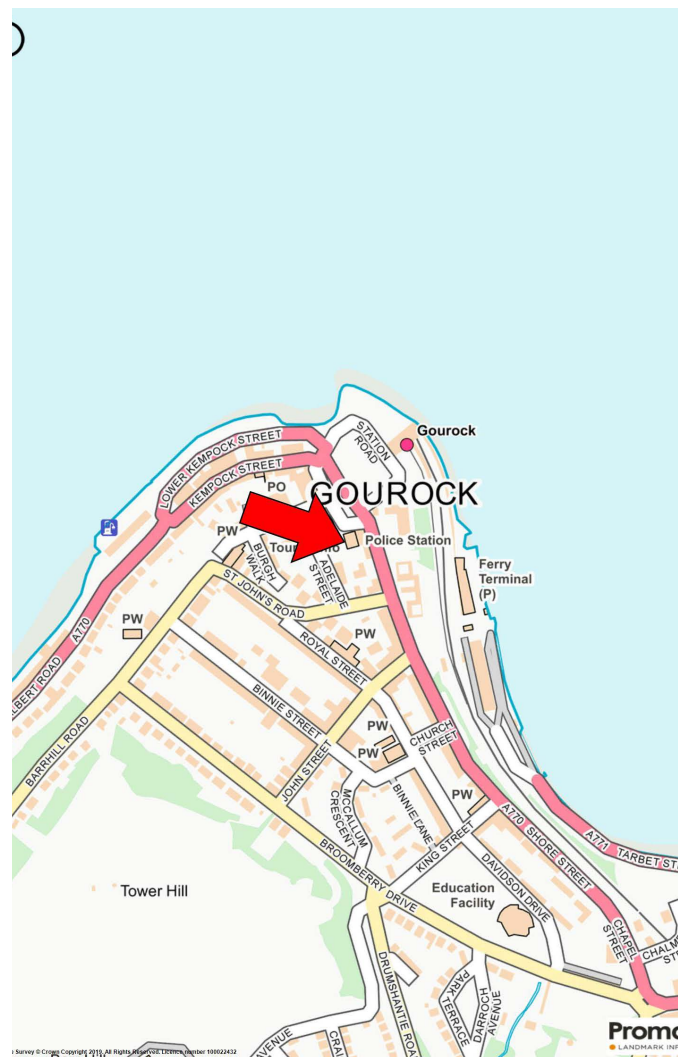
SALE PRICE: £85,000

VAT: Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

EPC: A copy of the energy performance certificate can be provided to interested parties upon request.

COSTS: Each party will bear their own legal costs. The purchaser will be liable for any LBTT,

Registration Dues and VAT thereon.



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 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

VIEWING & FURTHER INFORMATION

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

Shepherd Chartered Surveyors

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Glasgow

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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.

Revised November 2019