

DEVELOPMENT OPPORTUNITY

- > GIA: 342.24 SQ M (3,685 SQ FT)
- > POTENTIAL FOR ALTERNATIVE USE SUBJECT TO PLANNING
- > FORMER POLICE STATION
- > AMPLE PARKING PROVISION
- > OFFERS OVER:- £90,000 EXC VAT

ON INSTRUCTION OF



FOR SALE

CARLUKE POLICE STATION, 15 MOUNT STEWART STREET, CARLUKE, ML8 5EB

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LOCATION

Carluke is the Clyde Valley's largest town with a population of 13,920 according to the 2021 estimate.

The town lies within the South Lanarkshire Council area, 5 miles northwest of Lanark and 4 miles southeast of Wishaw. Carluke is situated around 6 miles from J8 of the M74, 8 miles from J6 of the M8 and 17 miles from the M80 at Cumbernauld.

The town benefits from frequent direct rail services to Lanark, Motherwell, Hamilton and Glasgow. In addition, there is a regular bus service to Lanark, Wishaw, Motherwell, Hamilton and Glasgow as well as an express coach service to Glasgow operating via the outskirts of Motherwell via the M74, M73 and M8 motorways.

Carluke provides a varying range of facilities and services including primary and secondary schools and a pedestrianised high street with popular retailers such as Semi-Chem, Ladbrokes, Subway, Optical Express and the Co-Op.

THE PROPERTY

The property is a part single/part two storey end terrace property with the outbuilding situated upon an irregular shaped site.

The subjects comprise a former Police Station with single storey projection to the rear together with a garden area and private off street-car park to the front.

Internally, the accommodation comprises the following:

Ground Floor:

- Front Reception
- Control Room
- Offices
- Kitchen
- Breakout Area
- Storage Rooms
- Locker rooms which incorporate toilet and shower facilities

First Floor:

- 3 Offices
- Bathroom which includes WC, wash hand basin and shower



ACCOMMODATION

The accommodation and approximate floor areas are summarised within the table below:

ACCOMMODATION	m ²	ft ²
Ground Floor	185.07	1,992
First Floor	44.16	475
Garages	60.47	651
Outbuildings	52.63	567
TOTAL:	342.34	3,685

The above areas, which have been calculated on a Gross Internal Area in line with the RICS Code of Measuring Practice (6th Edition).

The site area is calculated to extend to **0.193 acres (780 sqm)** or thereby.

SALE PRICE

Our client is inviting offers in excess of £90,000 for their heritable interest in the property.

EPC

The property has an EPC rating of G.

PLANNING

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.

VAT

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

LEGAL COSTS

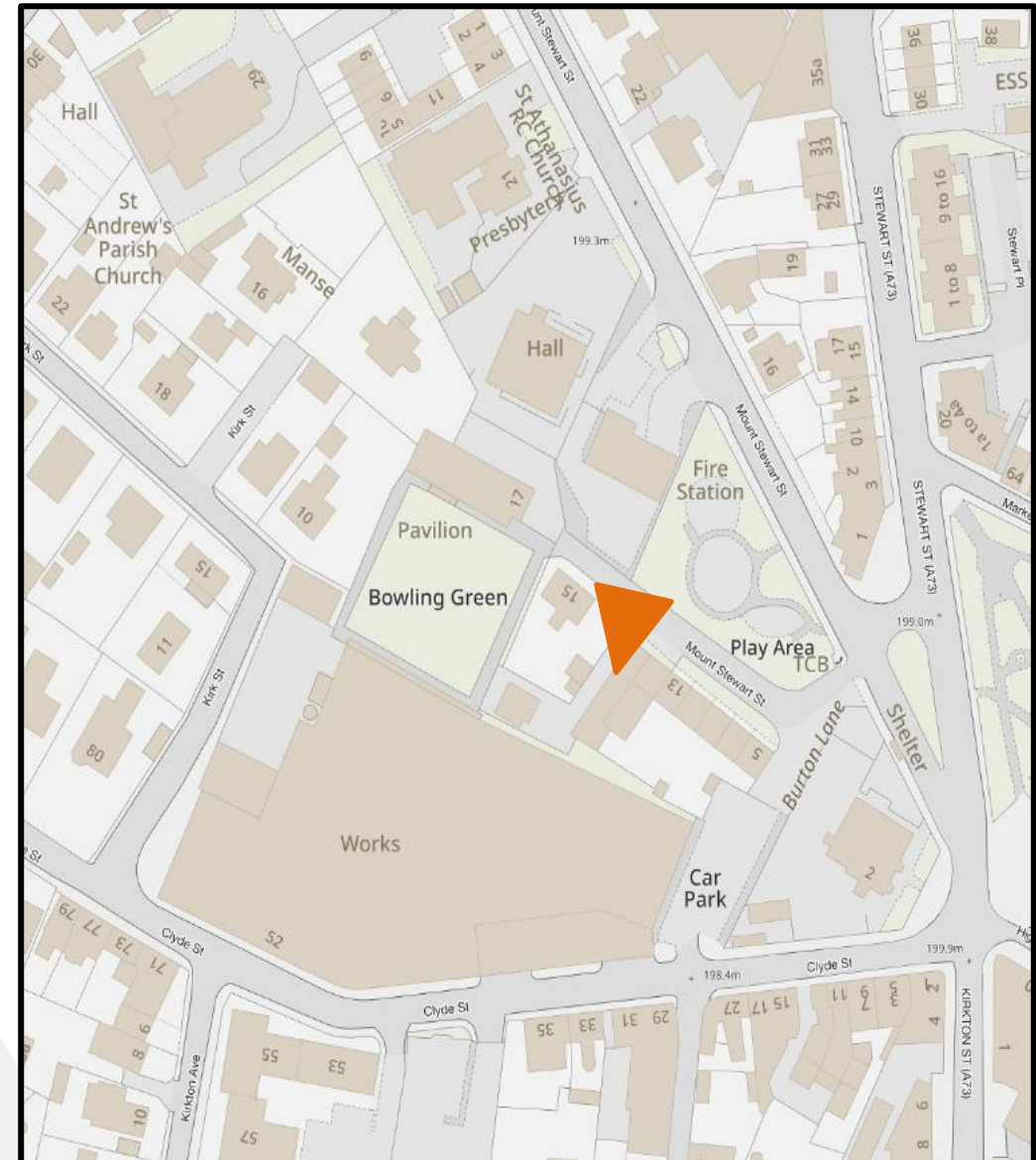
Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the tenant/purchaser will be responsible for LBTT, Registration Dues and VAT thereon. VAT will apply to any transaction.

RATING ASSESSMENT

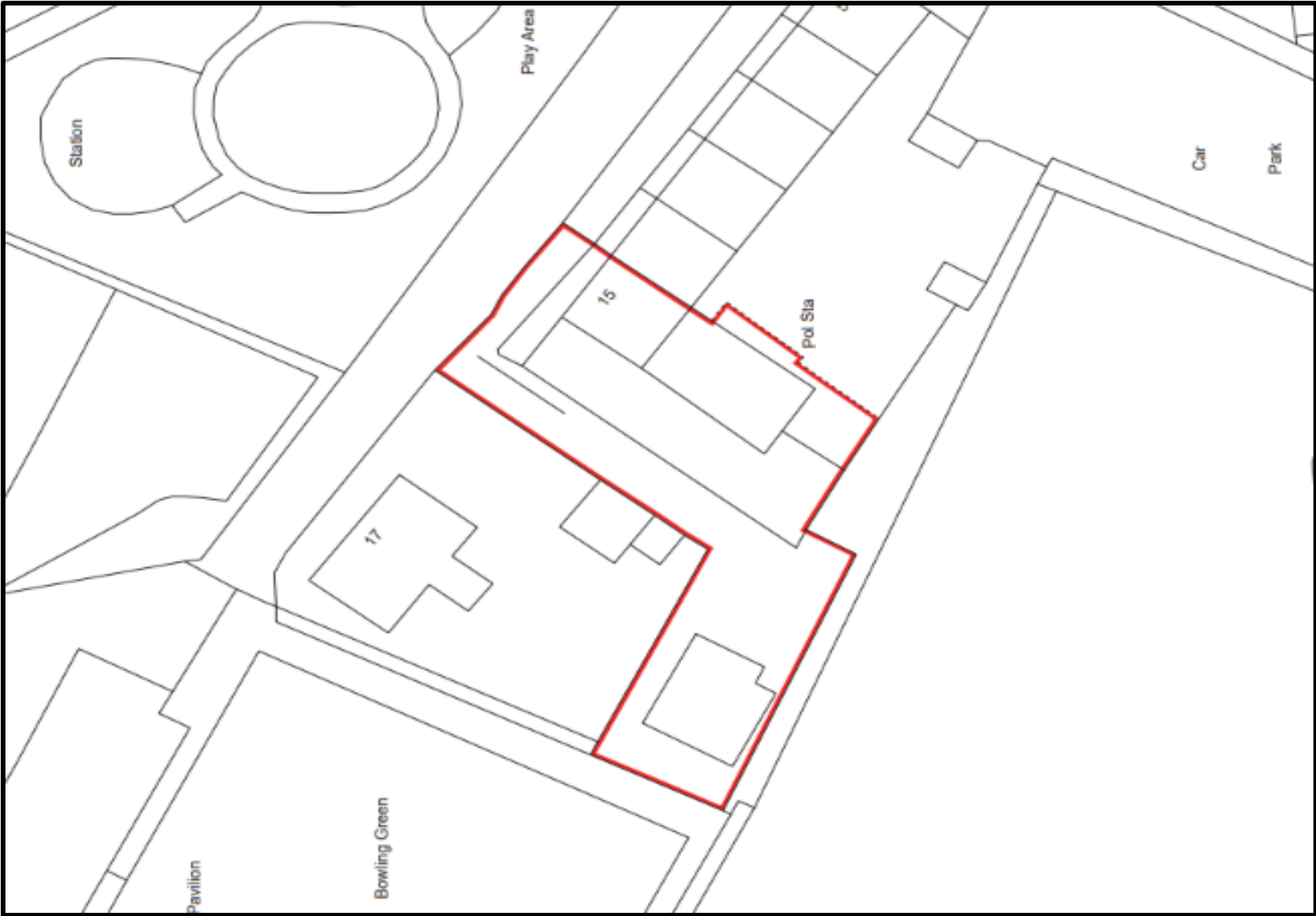
The property is currently entered in the Valuation Roll as follows:

- RV £21,000

The rate poundage for 2024/2025 is 49.8p to the pound.



INDICATIVE SITE BOUNDARY





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 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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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**

