

FOR SALE

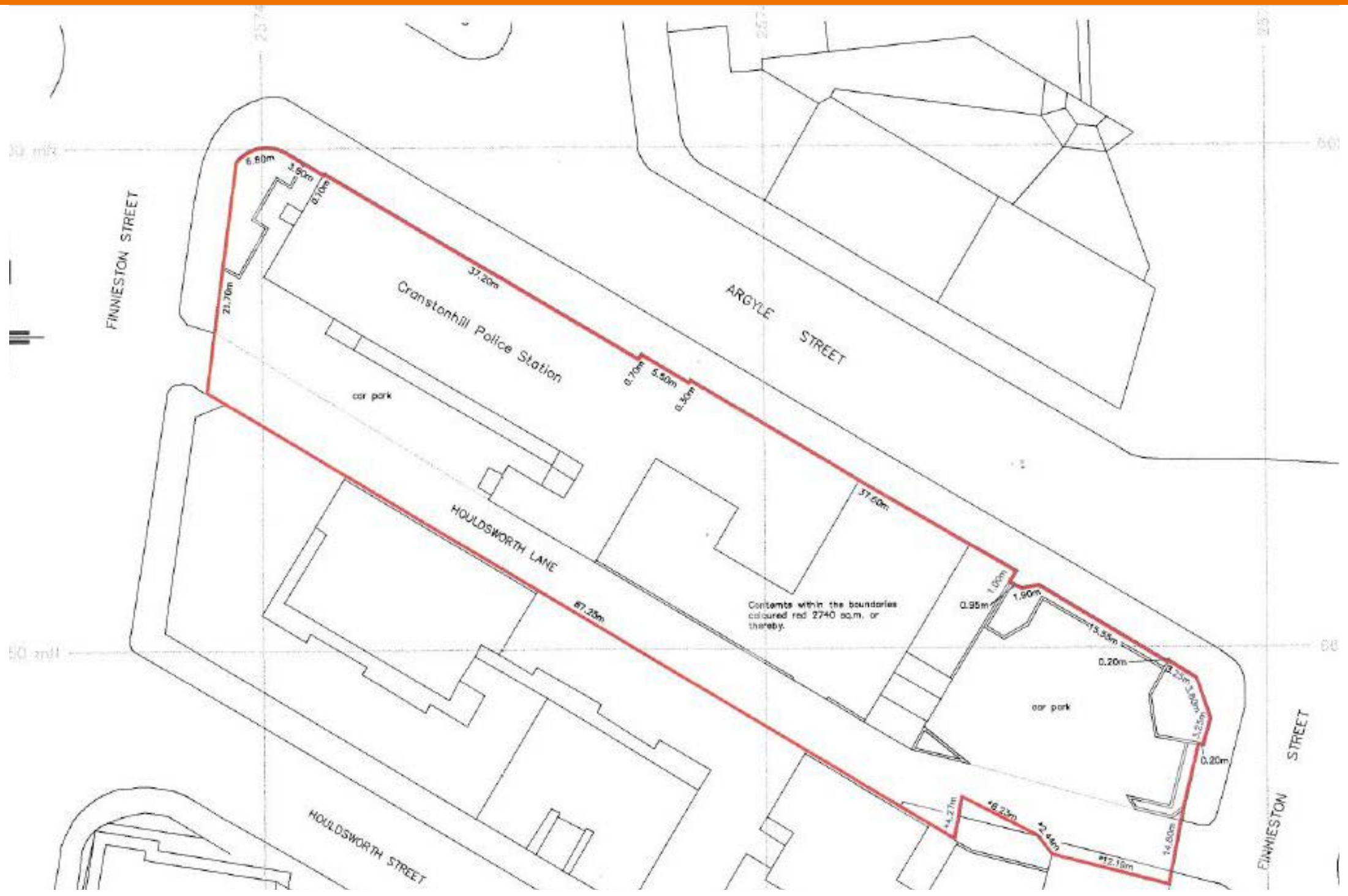
FORMER CRANSTONHILL POLICE STATION

945 ARGYLE STREET, ANDERSTON, GLASGOW, G3 8JG

- FORMER POLICE STATION WITH ON-SITE CAR PARK
- SUITABLE FOR ALTERNATIVE USE, SUBJECT TO PLANNING
- DESIRABLE WEST END LOCATION
- ON-SITE CAR PARKING
- CLOSE TO JUNCTION OF M8 MOTORWAY
- RARE SALE OPPORTUNITY

ON INSTRUCTION OF





Extract Title Plan Provided By Police Scotland

LOCATION: The property occupies a prominent corner position fronting the south side of Argyle Street and the east side of Finnieston Street, with Houldsworth Lane running to the rear. The subjects are located immediately opposite its junction with Claremont Street on Argyle Street, within the bustling Finnieston area of Glasgow's west end.

BUILDING TYPE: The subjects comprise a part two storey and part single storey former police station generally of brick and block construction surmounted by flat roof sections which we assume to be of concrete slab overlaid in bitumen. External elevations are generally of facing brick, whilst the north and south elevations within the two storey section incorporate aluminium framed double glazed window units. Part of the external cladding comprises of rendered panels. The subjects have an approximate site area of 0.68 acres (0.28 Ha).

RATEABLE VALUE: £68,000

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.

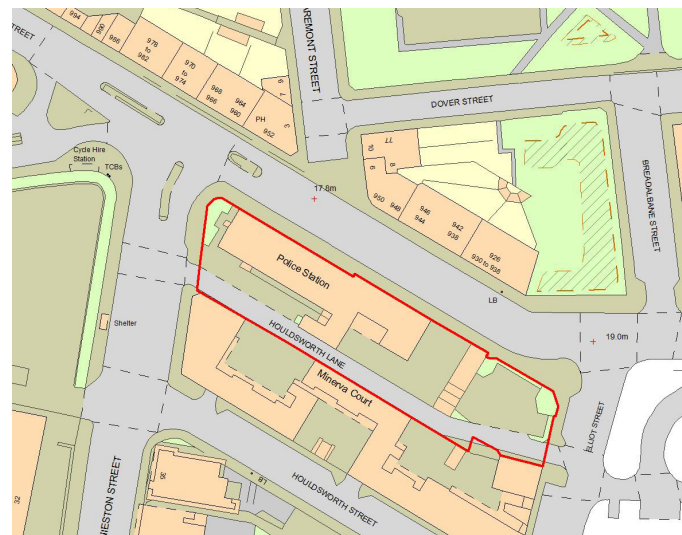
FLOOR AREA: 1137.40 m2 (12,243 ft2)

SALE PRICE: Offers over £800,000 invited.

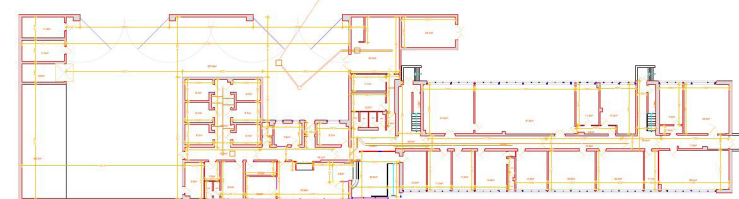
VAT: VAT will not be applicable to any transaction.

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.



Indicative First Floor Plan



Indicative Ground Floor Plan

VIEWING & FURTHER INFORMATION

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

Shepherd Commercial
5th Floor
80 St Vincent Street
Glasgow
G2 5UB

Tel: 0141 331 2807
www.shepherd.co.uk

Fraser Smith
E-mail: f.smith@shepherd.co.uk

Steven Barnett
E-mail: s.barnett@shepherd.co.uk



ON INSTRUCTION OF



Viewing 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 fulfillment 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:-

- 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
- 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
- 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, 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

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.

