

DEVELOPMENT OPPORTUNITY

- > DESIRABLE LOCATION IN THE HEART OF LINLITHGOW
- > RARELY AVAILABLE HERITABLE (FREEHOLD) OPPORTUNITY
- > ATTRACTIVE STONE-BUILT FAÇADE
- > PREMISES EXTENDS TO 624.84 SQM (6,726 SQFT)
- > 0.4 ACRE SITE
- > AMPLE PARKING PROVISION, FIVE LOCK UP GARAGES & GARDEN TO THE REAR
- > OFFERS OVER £250,000



FOR SALE

FORMER POLICE STATION, COURT SQUARE, LINLITHGOW, EH49 7EQ



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LOCATION

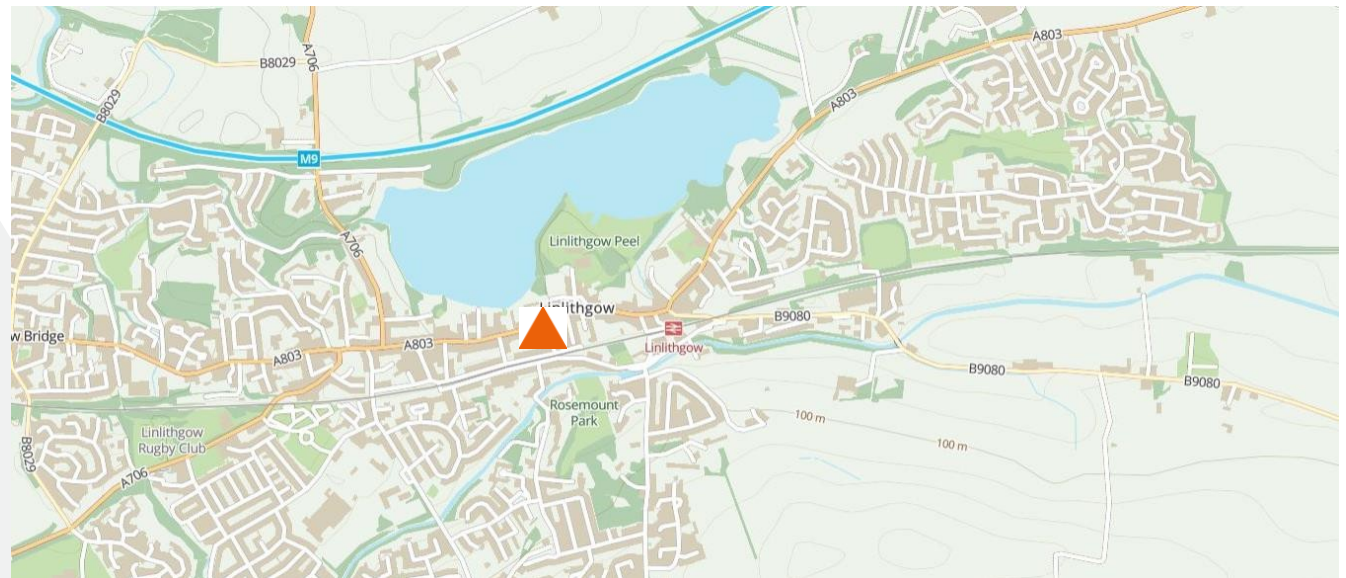
Linlithgow is a popular West Lothian commuter town located approximately 20 miles west of Edinburgh & 34 miles east of Glasgow. The town benefits from excellent transportation links, with Linlithgow's Train and Bus Stations providing direct services between Glasgow, Edinburgh and Fife. The property is located in the heart of Linlithgow on a quiet cul-de-sac, to the south of the High Street. A variety of services & leisure facilities are located nearby, including the historic Linlithgow Palace, Peel, and Loch. The town is well-served by both local & national retailers such as Tesco, Costa and Subway.

DESCRIPTION

The Former Police Station comprises a Category C listed, three storey traditional stone-built property with externally rendered walls on the south elevation, under a pitched slate roof.

Internally the subjects comprise a reception area, W.C. facilities, communications room and multiple offices and storage rooms at ground level. On the first floor there are further offices, W.C. facilities, showers and a kitchen. The attic comprises a large open plan space and access hatches to the loft. Externally the building benefits from access at the north and east of the building and there is an enclosed rear garden at the west elevation.

The sale includes extensive car parking provision, with an open car port to the rear. There are also three further outbuildings to the southwest.



ACCOMMODATION	SqM	SqFt
Police Station Ground Floor	181.64	1,955
Sergeant House Ground Floor	53.03	571
Police Station First Floor	162.55	1,749
Sergeant House First Floor	45.03	485
Police Station Second Floor	56.11	604
Garages	103.32	1,112
Outbuildings	23.16	249
TOTAL	624.84	6,726

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however, the in-going purchaser will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

EPC

Released on application.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £11,200 which will allow for 100% rates relief subject to the owner's other commercial properties, if any.

VAT

The property is not elected for VAT.

PLANNING

The property has potential for residential conversion or numerous commercial uses, subject to obtaining the necessary planning consents.



ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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.

TITLE

The Heritable Interest (Freehold) in the site is being marketed For Sale. The site extends to approximately 0.15 hectares (0.4 acres).

It should be noted that a servitude right of free access and egress for pedestrian and vehicular traffic is considered to exist adjacent to the southeast wing of the former Sheriff Court buildings (northeastern boundary of the subject site). Further detail can be provided upon noting formal interest.



Indicative Title Plan

FORMER POLICE STATION, COURT SQUARE, LINLITHGOW, EH49 7EQ

PRICE

The subjects are being offered on a vacant Heritable basis at offers over £250,000.

For further information or viewing arrangements please contact the joint agents



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