

# FOR SALE

## FORMER GRETNA POLICE STATION

CROFT HOUSE, GLASGOW ROAD, GRETNA, DG16 5DS

- FORMER POLICE STATION BUILDINGS WITH PARKING AND SECURE COMPOUND
- ALTERNATIVE USE / RE-DEVELOPMENT OPPORTUNITY, SUBJECT TO PLANNING



ON INSTRUCTION OF



**LOCATION:** GREटना, with a population of 3,100, is a popular market town located on the border of Scotland and England, approximately 10 miles north of Carlisle and 23 miles south east of Dumfries. The town benefits from direct access onto the A74(M), providing good connectivity both north and south. There is also a train station at nearby Gretna-Green, which lies on the Carlisle to Glasgow line.

The town benefits from excellent retail provision, with Gretna Gateway Outlet Village being home to over 50 retailers including Nike, GAP, Ralph Lauren, Marks and Spencer and Next. Gretna-Green is also a popular wedding destination with a number of venues and hotels, including the famous 'Blacksmiths shop'.

The subjects are situated in a mixed commercial / residential district to the north east of the town centre and are located on the corner of Glasgow Road and Croft Street, adjacent to the retail outlet village.

**DESCRIPTION:** The subjects comprise a detached two storey building, with single storey projections including outbuildings and a garage.

The main walls appear to be of brick construction, harled externally, with sandstone features. The roofs are pitched and slated with the exception of the outbuildings which have a flat roof.

To the front of the property is a tarmac surfaced parking area and secure compound. The property benefits from a disabled access ramp. To the rear is a small courtyard.

Internally the floors are a mix of solid concrete and suspended timber construction. The internal layout reflects the former use and includes offices, staff areas, detention cells and various stores. The majority of the floors have carpet / vinyl coverings with walls and ceilings having a painted finish.

An oil fired central heating system has been installed.

**RATEABLE VALUE:** £29,250

**PLANNING:** The property comprises a former police station which may be suitable for alternative commercial use or residential re-development, subject to Local Authority consent. Interested parties are advised to make their own enquiries direct with Dumfries and Galloway Council.

**FLOOR AREA:** We estimate the Gross Internal Floor Area extends to 357.05 m<sup>2</sup> (3,843 ft<sup>2</sup>).

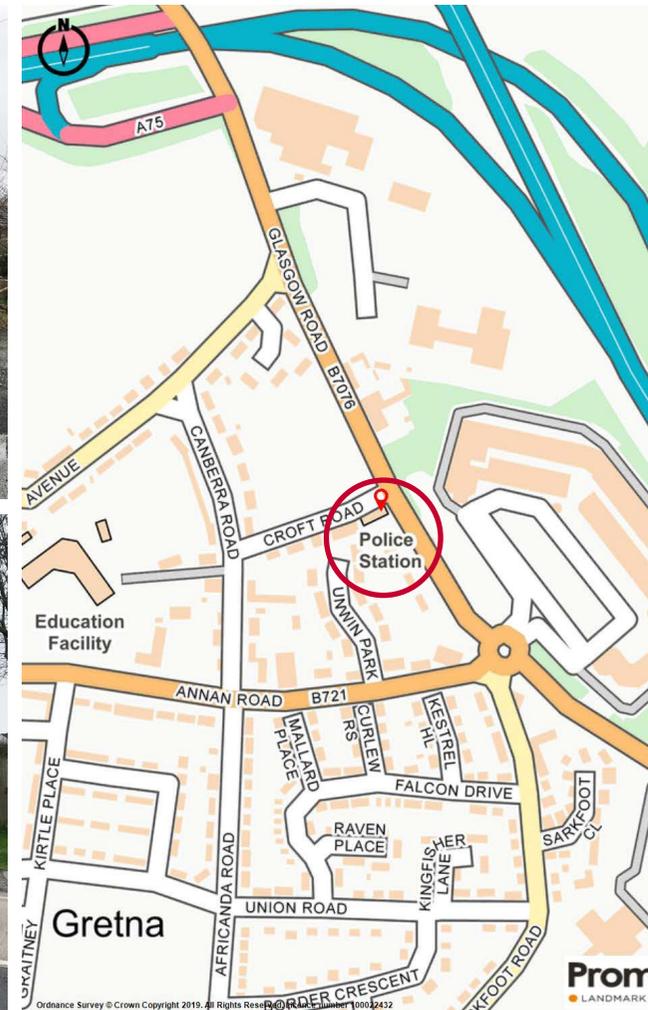
Outbuildings extend to approximately 36.73 m<sup>2</sup> (395 ft<sup>2</sup>)

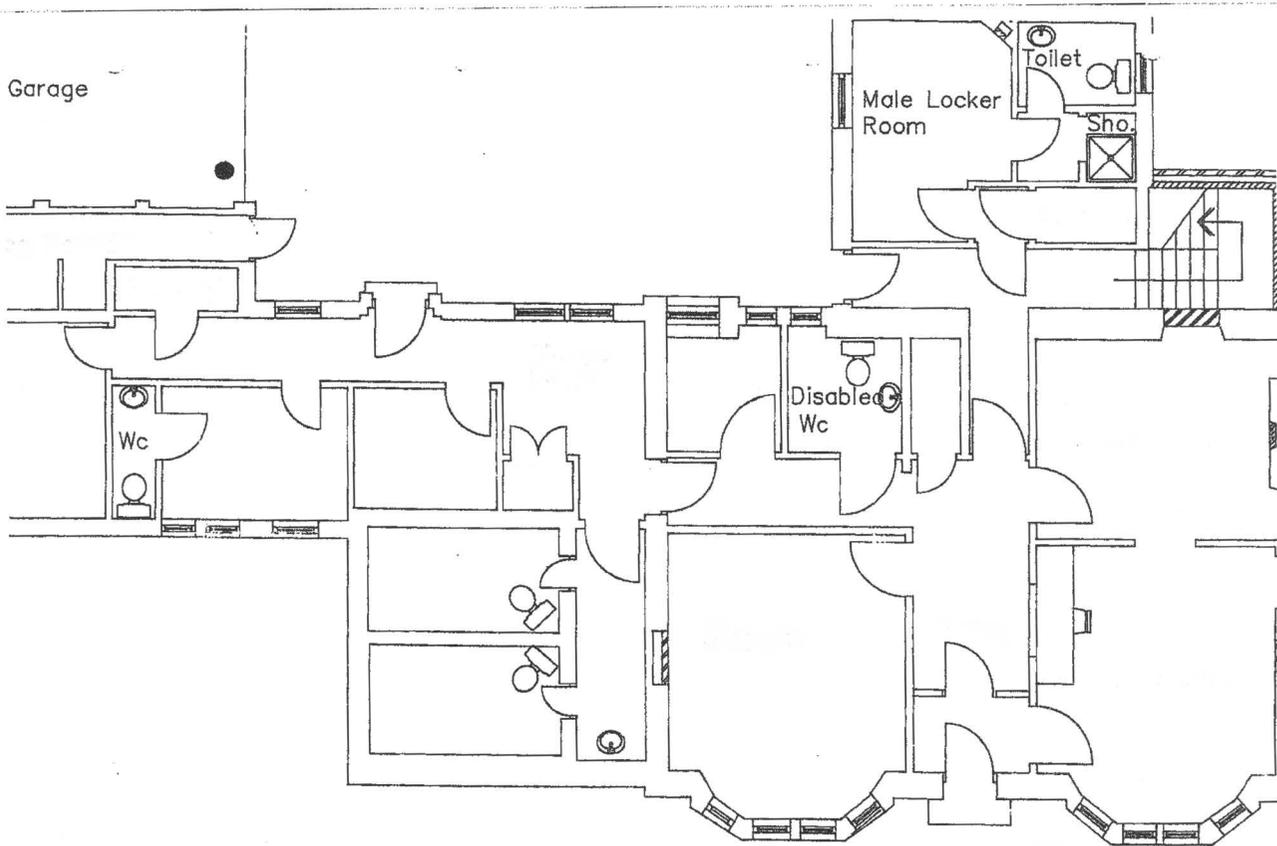
**SALE PRICE:** £175,000

**VAT:** Prospective purchasers are to satisfy themselves independently as to the incidence of Value Added Tax

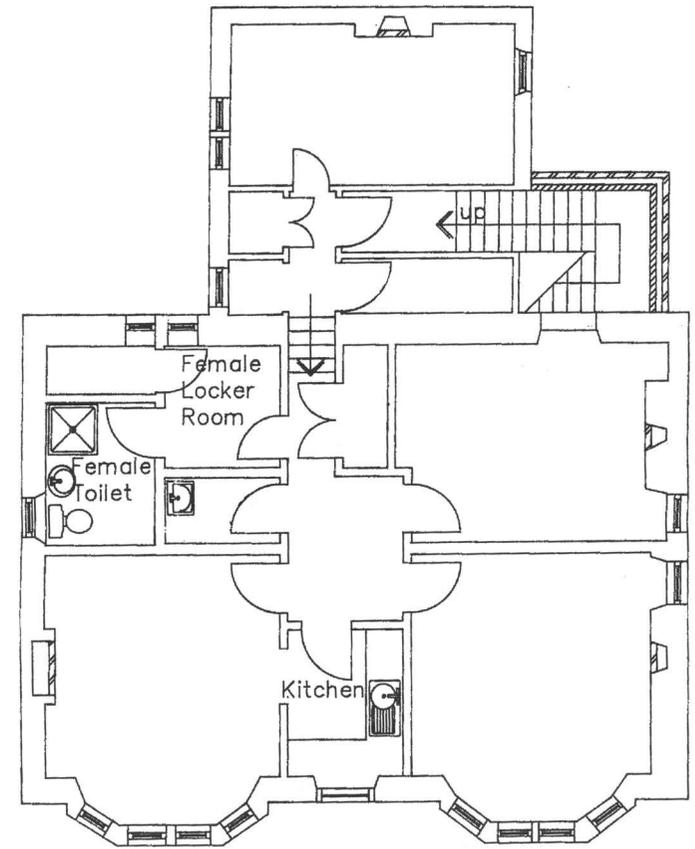
**EPC:** Band G.

**COSTS:** Each party will bear their own legal costs. The purchaser will be liable for any LBTT, Registration Dues and VAT thereon.





**Ground Floor Plan**



**Upper Floor Plan**

**Verifying 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, 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 Commercial**

18 Castle Street  
Dumfries  
DG1 1DR

Tel: 01387 264333

www.shepherd.co.uk

**Fraser Carson**

E-mail: f.carson@shepherd.co.uk



**ON INSTRUCTION OF**



**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.