

# FOR SALE

SARACEN POLICE STATION  
104 BARLOCH STREET  
GLASGOW | G22 5BY

- > Development Opportunity
- > Potential For Alternative Use Subject To Planning
- > Site Area: 0.47 Acres (0.19 ha)





# LOCATION

**The subjects are located within the Possilpark area of Glasgow, around 2 miles north of Glasgow city centre and forming part of Glasgow City Council local authority area.**

More specifically, the subjects occupy a prominent pitch on the corner of Barloch Street and Bardowie Street. The surrounding area is mixed use in nature with numerous retail occupiers on Saracen street, a short distance to the west of the subjects. There is also a large B&M store which sits directly opposite the subjects on Barloch Street. In addition to the retail uses, the surrounding area benefits from residential areas, community facilities and other commercial uses.

The area benefits from strong transport links with the A879 (Saracen Street & Craighall Road) connecting to the M8 motorway network, only around a 5-minute drive from the subjects. Rail links can be accessed via either Ashfield or Possilpark & Parkhouse stations, both around a 10-15-minute walk from the subjects.

# TENURE

The Heritable Interest (Scottish equivalent of English Freehold) is being marketed for sale.



READY.TOOK.TREE



FIND ON GOOGLE MAPS



# DESCRIPTION

The subjects comprise the former Saracen Police Station arranged over ground and part first floors. The property benefits from vehicular access via Bardowie Street to the north and pedestrian access to the building from Barloch Street.

At ground floor level, the subjects consist of a reception area, multiple office rooms, former cell block, plant rooms, toilets and staff facilities. At first floor level they provide a kitchen/dining area, multiple offices, open plan multi-function space and further toilets.

Finishes internally include a mix of vinyl, tile and carpet floor coverings. Walls are generally plasterboard lined and painted with ceilings comprising a mix of lowered suspended ceilings finished with acoustic tile and plastered and painted ceilings. The site extends to almost 0.5 acres with significant yard/parking area all within a secure site. Floor Plans can be provided to interested parties.

	SQM	SQFT
Ground Floor	764	8,224
First Floor	425	4,575
TOTAL	1,189	12,799

The above approximate floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



# THE DETAIL

## PRICING

Our client is seeking offers in excess of **£150,000** exclusive for the Heritable Interest in the property. Consideration will be given to all interests but client preference is for offers not subject to planning.

## PLANNING

We understand the property is zoned as being within a 'Local Town Centre' within the Local Development Plan. The property is currently vacant having been used as a Police Station however it may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect. Surrounding uses include residential, retail, trade counter and light industrial.

## VAT

Unless stated, all figures quoted are exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## EPC

A copy of the energy performance certificate can be provided to interested parties.

## AML

In accordance with Anti Money Laundering (AML) regulations, any prospective purchaser is required to satisfy the vendor on identity and source of funds before any transaction can proceed.

## 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, 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.



## GET IN TOUCH

For further information or viewing arrangements please contact the agents:

**Hannah MacHugh**

hannah.machugh@realestate.bnpparibas  
07901 514 002



**Adam Honeyman**

a.honeyman@shepherd.co.uk  
07720 466 035



J & E Shepherd and BNP Paribas Real Estate 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 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 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 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 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 & BNP Paribas Real Estate have 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 2025. 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 2025.

OCTOBER 2025

PRODUCED BY DESIGNWORKS