

FOR SALE

FORMER POLICE STATION

NIA: 84.00 SQM (904 SQFT)

Site Area: 0.45 Hectares
(0.11 Acres)

Category C Listed Building

Rare Acquisition Opportunity

Located In The Heart Of Uddingston
Town Centre

Suitable For Redevelopment
(Subject to Planning)

Sale Price: Offers In Excess of
£265,000



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Boundary Lines Are For
Indicative Purposes Only

FORMER UDDINGSTON POLICE STATION, OLD GLASGOW ROAD, UDDINGSTON, G71 7HF

CONTACT:

Adam Honeyman MA (Hons) MRICS
Fraser McDonald BSc (Hons)

a.honeyman@shepherd.co.uk
fraser.mcdonald@shepherd.co.uk

| 0141 331 2807 - 07720 466 035
| 0141 331 2807 - 07551 173 132





Description

FORMER UDDINGSTON POLICE STATION,
OLD GLASGOW ROAD, UDDINGSTON, G71 7HF

The subjects comprise an end terraced, single storey building with parking and garden space to the rear. The premises benefits from dedicated pedestrian and vehicular access via Old Glasgow Road.

Internally, the subjects consist of a dedicated entrance, multiple office rooms, staff kitchen/dining facilities and a storeroom. The property benefits from a combination of carpet and laminate floor coverings. Ceilings are finished by way of a painted ceiling with tiled LED lighting throughout.

The premises also benefits from a large yard to the rear, housing two smaller garages.

The site spans approximately 0.45 hectares (0.11 acres) and would be suitable for a variety of uses, subject to obtaining the necessary planning consents.

ACCOMMODATION

	SQM	SQFT
Accommodation	84.00	904
TOTAL	84.00	904

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





Photographs

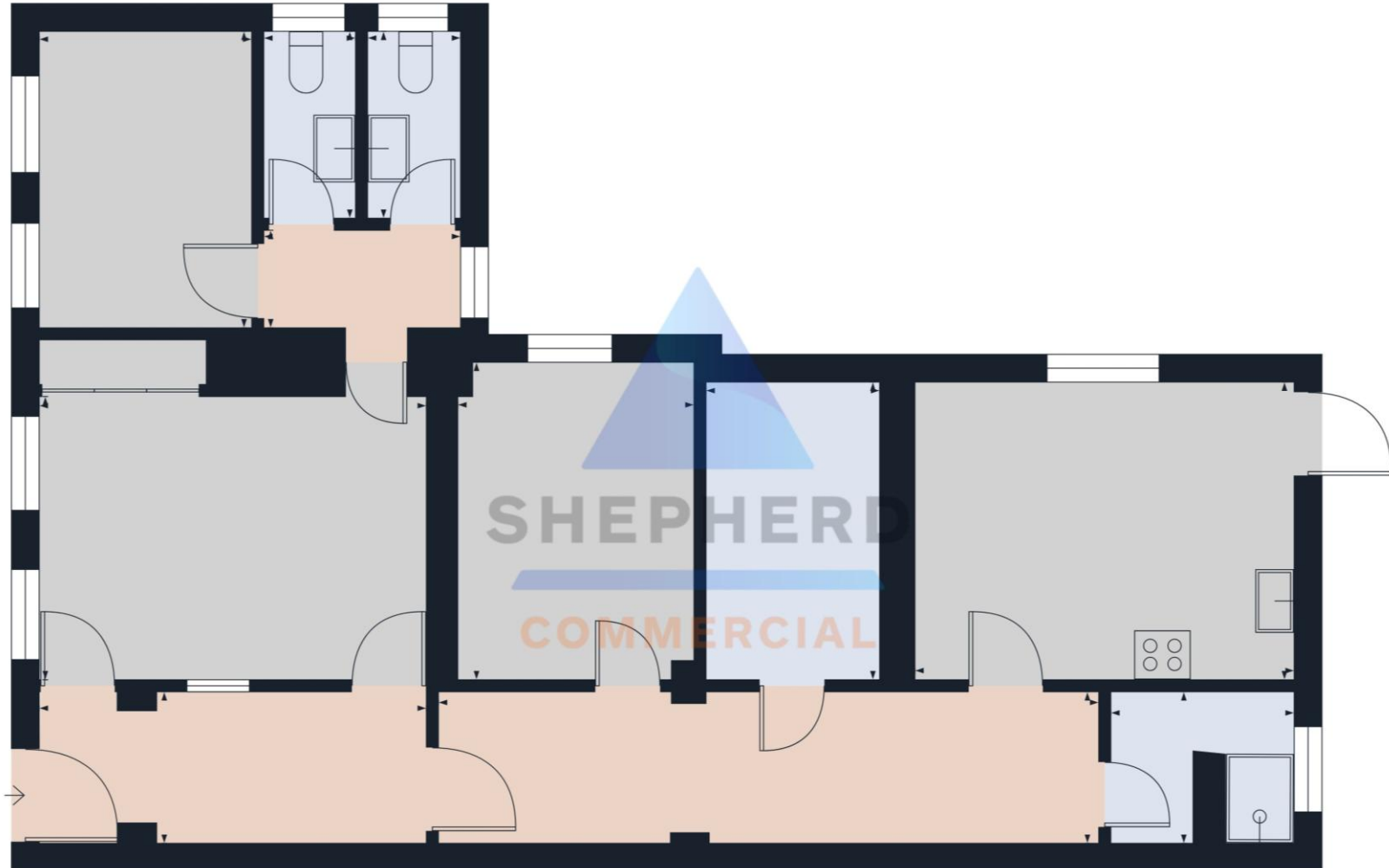
FORMER UDDINGSTON POLICE STATION,
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Floor Plan

FORMER UDDINGSTON POLICE STATION,
OLD GLASGOW ROAD, UDDINGSTON, G71 7HF



Floor Plans Are For
Indicative Purposes Only



SALE PRICE

Our client is seeking offer in excess of £265,000 for their heritable interest in the subject property.

PLANNING

We understand that the property has Planning Consent for its existing use as a storage facility. The property is zoned under Policy 6 (General Urban Area/Settlements) which indicates that the area is considered suitable for both housing and commercial development, subject to obtaining the appropriate planning consents. It will be incumbent upon any prospective purchaser to satisfy themselves in this respect.

LEGAL COSTS

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

VAT

Unless stated, all figures quoted are exclusive of VAT

RATEABLE VALUE

The subjects are entered into the Valuation Roll at a rateable value of £4,950. The rate poundage for 2026/2027 is 48.1p to the pound. As such, the property may benefit from 100% Rates Relief via the Scottish Government's Small Business Bons Scheme.

EPC

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

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Adam Honeyman

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



Fraser McDonald

fraser.mcdonald@shepherd.co.uk
M: 07551 173 132

Shepherd Chartered Surveyors

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

t: 0141 331 2807



ANTI MONEY LAUNDERING REGULATIONS

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

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