

FOR SALE

ON INSTRUCTION OF:



Development Opportunity

GIA: 450 SQM (4,844 SQFT)

Former Police Station

Potential For Alternative Use
Subject To Planning

Site Area: 0.13 hectare (0.31 acres)

Sale Price: Offers In Excess of
£200,000



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FORMER CASTLEMILK POLICE STATION, 40 DOUGRIE ROAD, GLASGOW, G45 9NH

CONTACT:

Calvin Molinari BSc (Hons) MRICS
Fraser McDonald BSc (Hons)

c.molinari@shepherd.co.uk
fraser.mcdonald@shepherd.co.uk

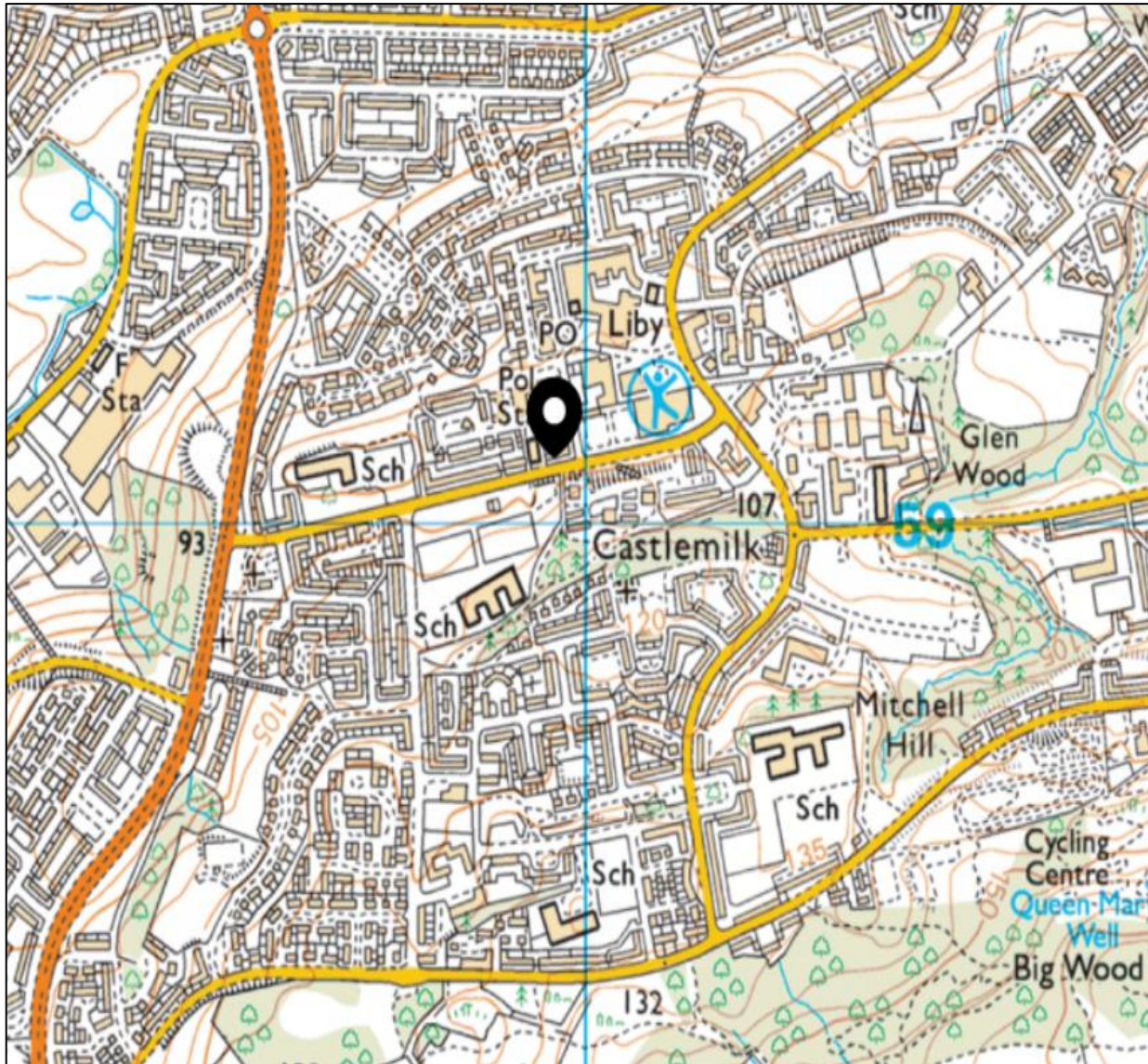
| 0141 331 2807 – 07920 824408
| 0141 331 2807 – 07551 173132





Location

FORMER CASTLEMILK POLICE STATION, 40 DOUGRIE ROAD, GLASGOW, G45 9NH



The subjects are located in Castlemilk, approximately 5 miles southeast of Glasgow City Centre, forming part of Glasgow City Council.

Castlemilk benefits from strong transport links with the Aikenhead Road (B766) providing access to the M74 Motorway as well as surrounding areas such as Rutherglen and Carmunnock. Croftfoot Railway Station, located approximately 1.6 miles from the subject property, offers frequent services into Glasgow Central Station.

More specifically, the subjects occupy a prominent pitch on Dougrie Road which is located just off Aikenhead Road. The surrounding area consists of a blend between residential and commercial operators including Glasgow Club Castlemilk, Castlemilk Health Centre and St Margaret Mary's Secondary School. The Braes Shopping Centre is also located in close proximity, offering over 50 shops with a variety of high street and independent retailers.



[**CLICK HERE FOR LOCATION**](#)



Description

FORMER CASTLEMILK POLICE STATION, 40 DOUGRIE ROAD, GLASGOW, G45 9NH



The subjects comprise of a single storey standalone building, formally utilised as Castlemilk Police Station. The property benefits from dedicated pedestrian and vehicular access via Dougrie Road.

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

The property also benefits from dedicated parking provisions to the rear with approximately 10 parking spaces.

The site spans approximately 0.13 hectares (0.31 acres), benefitting from the possibility of residential conversion. Subject to obtaining the appropriate consent.

ACCOMMODATION

	SQM	SQFT
Accommodation	450	4,844
TOTAL	450	4,844

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





Photos

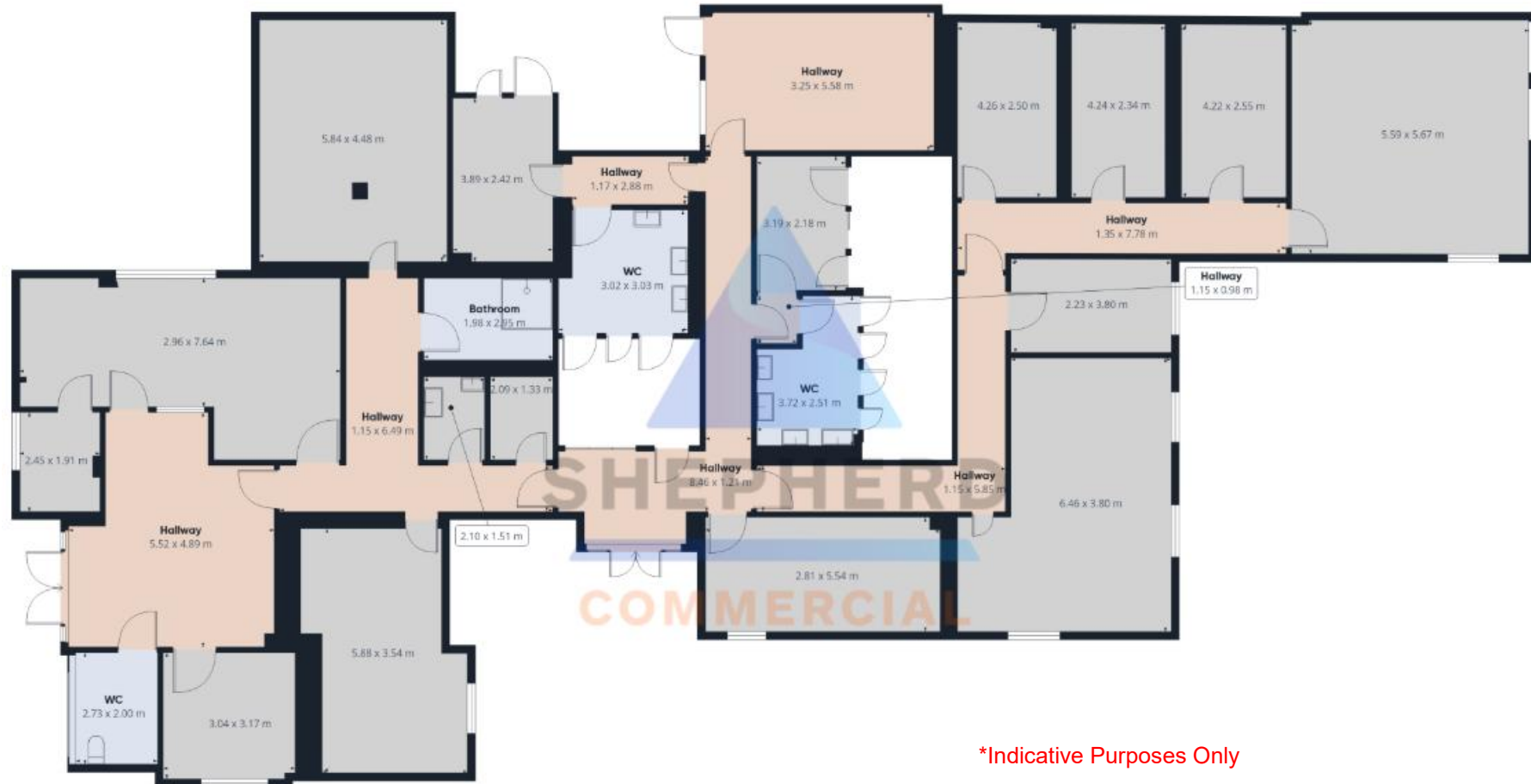
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Floorplans

FORMER CASTLEMILK POLICE STATION,
40 DOUGRIE ROAD, GLASGOW, G45 9NH





Title Boundary

FORMER CASTLEMILK POLICE STATION,
40 DOUGRIE ROAD, GLASGOW, G45 9NH





SALE PRICE

Our client is seeking offers in excess of £200,000 for their heritable interest in the subject property.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing 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.

ENERGY PERFORMANCE CERTIFICATE

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

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £25,750. The rate poundage for 2025/2026 is 49.8p to the pound.

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 sole agents:



Calvin Molinari

c.molinari@shepherd.co.uk
M: 07920 824408



Fraser McDonald

Fraser.mcdonald@shepherd.co.uk
M: 07551 173132

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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