

FOR SALE

POTENTIAL DEVELOPMENT OPPORTUNITY

FORMER FERGUSLIE PARK POLICE STATION
162 FERGUSLIE PARK AVENUE
PAISLEY | PA3 1BS

- > GIA: 225 Sqm (2,422 Sqft)
- > Site Area: 0.13 Hectares (0.33 Acres)
- > Potential Development Opportunity
- > Secure Off-Street Covered Parking
- > Potential For Alternative Use (Subject To Planning)
- > Sale Price: Offers In Excess Of £75,000



Indicative purposes only



Fraser McDonald
fraser.mcdonald@shepherd.co.uk
07551 173 132

Calvin Molinari
c.molinari@shepherd.co.uk
07920 824 408

LOCATION

The subjects are located within Paisley, approximately 8.5 miles south-west of Glasgow City Centre and held within the Renfrewshire Council district.

The area benefits from strong transport links with the A737 nearby, linking the subjects to the M8, The South and Scotland's wider motorway network. Paisley St. James Train Station is less than 1 mile away, offering frequent services to Glasgow Central Station and The West Coast.

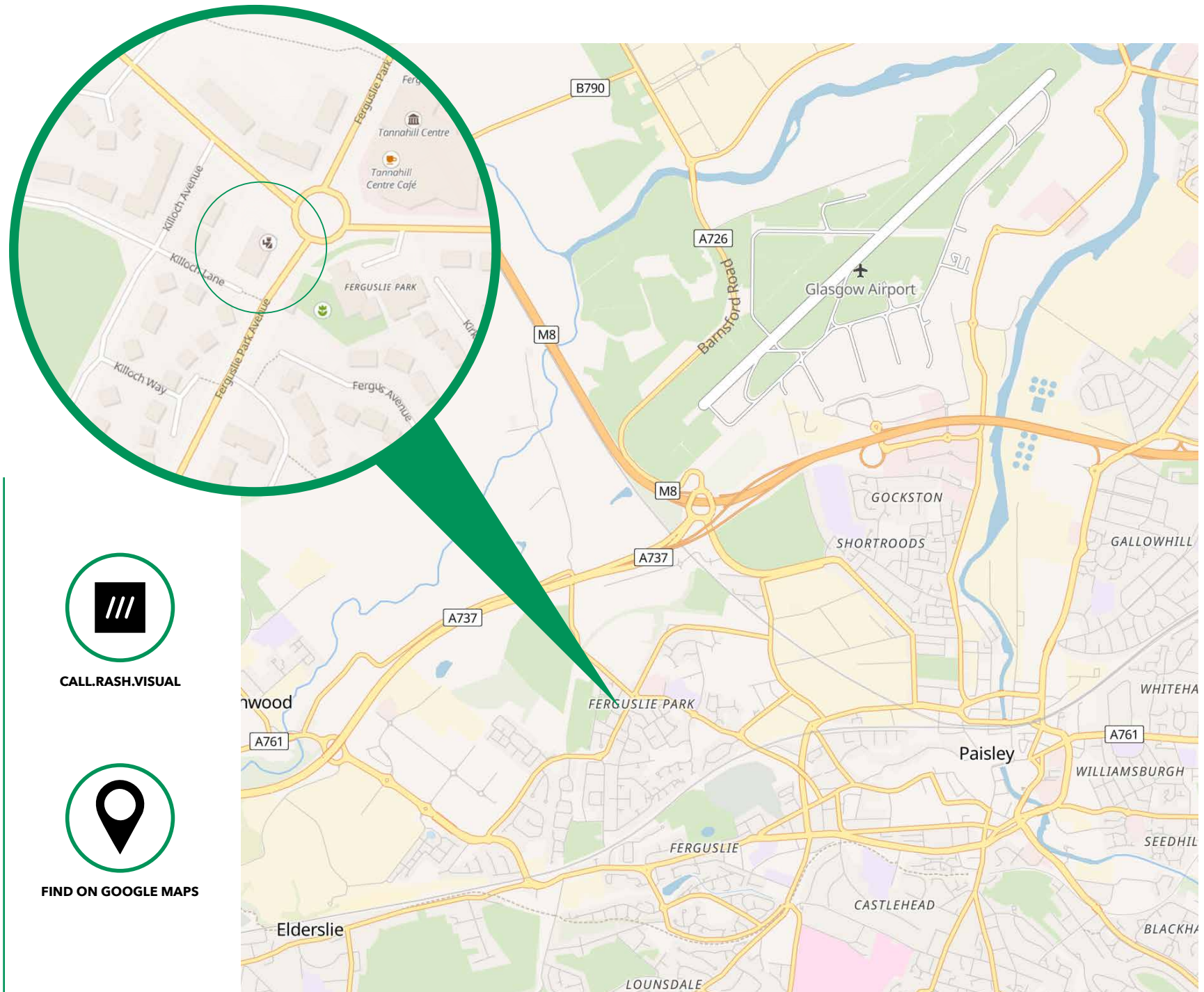
More specifically, the subjects occupy a prominent corner pitch on Ferguslie Park Avenue. The pitch sits within the community hub of Ferguslie Park, with The Tannahill Community Centre, Glencoats & Fergus's Primary Schools, Mirren Park High School and Ferguslie Sports Centre all within 1 mile of the subjects.



CALL.RASH.VISUAL



FIND ON GOOGLE MAPS



DESCRIPTION

The subjects comprise the former Ferguslie Park Police Station, a single-storey standalone premises held within a secure site. The yard and building are serviced by secure vehicular access via Blackstoun Road as well as secure pedestrian access via Ferguslie Park Avenue.

The subjects comprise a reception area with adjoining office upon access from Ferguslie Park Avenue. Two larger rooms previously utilised as breakout spaces are situated to the west and south ends of the property, with multiple smaller storage and office spaces as well as W/C provisions available via a central hallway.

The parking area to the rear of the property, accessed via Blackstoun Road, is secured behind a locked gate and houses a storage shed as well as individual covered parking spaces for up to 10 vehicles, with ample extra open space available.

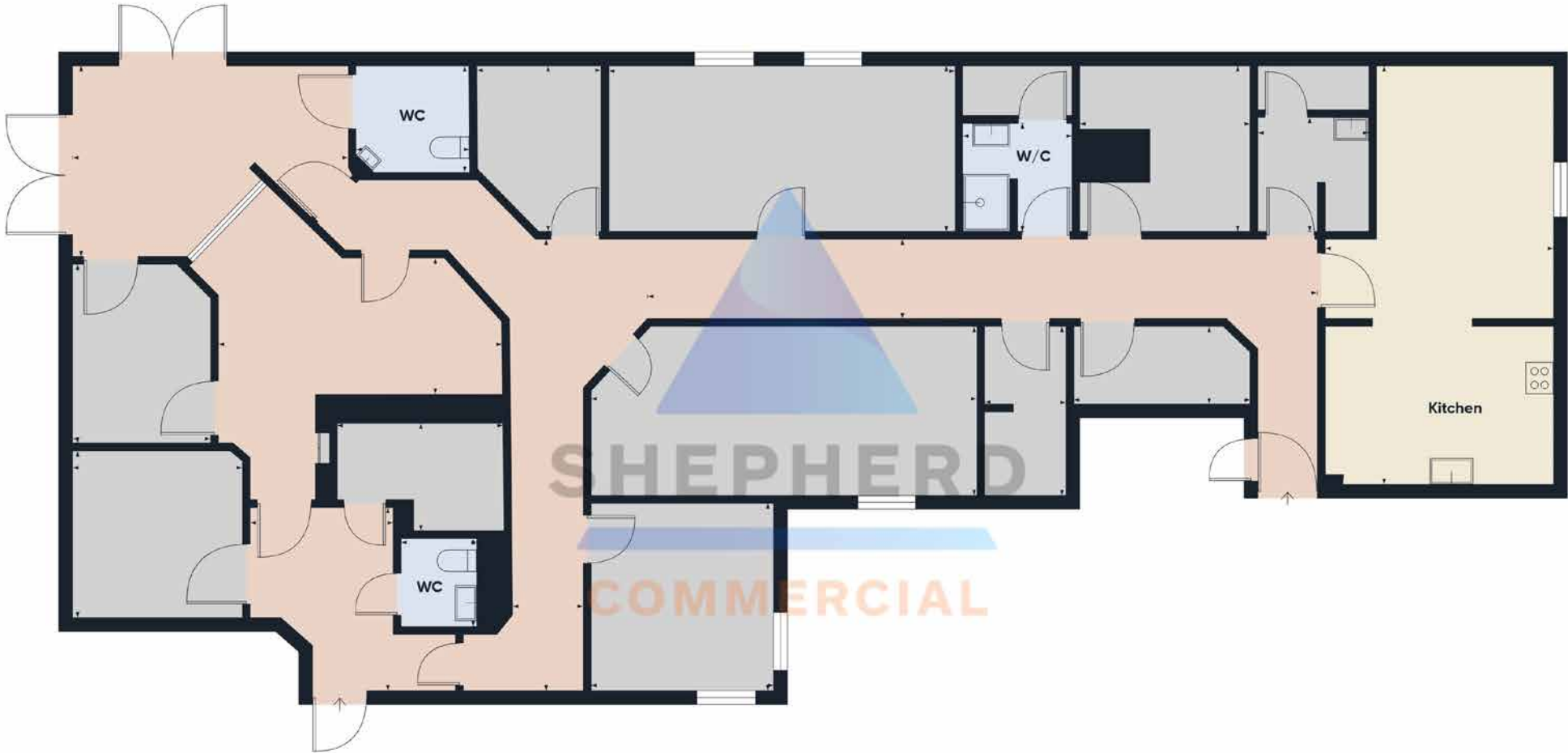
ACCOMMODATION

	AREA SQM	AREA SQFT
Ground Floor	225	2,422
TOTAL	225	2,422

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



FLOOR PLAN



GROUND FLOOR

Floor plans are for indicative purposes only



SALE PRICE

Our client is seeking offers **in excess of £75,000** for their heritable interest in the subjects.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £21,000. The rate poundage for 2026/27 is 48.1p to the pound.

LEGAL COSTS

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

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:

Fraser McDonald

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

Calvin Molinari

c.molinari@shepherd.co.uk
07920 824 408



J & E Shepherd 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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2025.

SEPTEMBER 2026

PRODUCED BY DESIGNWORKS