



LOCATED IN THE HEART OF CAMPBELTOWN TOWN CENTRE

Campbeltown Clink, Castlehill, Campbeltown, Argyll, PA28 6AN

- G.I.A 683.67sqm (7,359 sq. ft.)
- Site Area 0.13 Hectares (0.32 Acres)
- Suitable for residential conversion
subject to planning
- Price: £150,000

LOCATION

The property is situated in Campbeltown, the principal settlement on the Kintyre Peninsula within the Argyll & Bute Council area. Campbeltown benefits from strong transport links with the A83 providing access to the North and Central Belt of Scotland. Campbeltown Ferry Terminal is located approximately 0.5 miles from the subject property, offering services to Tarbert and Ardrossan. Campbeltown Airport is also located nearby offering flights to and from Glasgow International Airport.

Campbeltown Grammar School acts as Campbeltown's main secondary school and is situated approximately 0.9 mile from the subject property. This is further complimented by two primary schools serving the surrounding area.

More specifically, the subjects occupy a prominent pitch on Castlehill which provides access to Campbeltown Town Centre. The surrounding area consists of a blend between residential and commercial operators including Argyll Arms Hotel, Campbeltown Town Hall and The Royal Hotel.

PROPERTY

The property comprises a former police station spanning across ground and first floor. The property benefits from traditional stone construction, surmounted by a pitched and slated roof with an additional extension to the rear. Vehicular access can be granted via Castlehill as well as numerous pedestrian entrances located at different points around the premises.

Internally, the property consists of office accommodation alongside four holding cells, dedicated W/C facilities and a kitchen prep area. This is complemented by another row of cells and further office accommodation located on the first floor. The property also benefits from a large surfaced car park which contains a garage previously utilised for maintenance of police cars.



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AREA

The property has been calculated to extend to the following gross internal area;

Ground: 394.09sqm (4,242sq ft)

1st: 200.39sqm (2,157sq ft)

Garage: 89.19sqm (960sq ft)

Total: 683.67sqm (7,359sq ft)

NAV/RV

The property has been assessed to form multiple entities on the assessors role, the total combined NAV/RV is £49,640

Further information can be obtained via a the Scottish Assessors Association website
www.saa.gov.uk

PRICE

The property is available on a freehold basis for £150,000

V.A.T

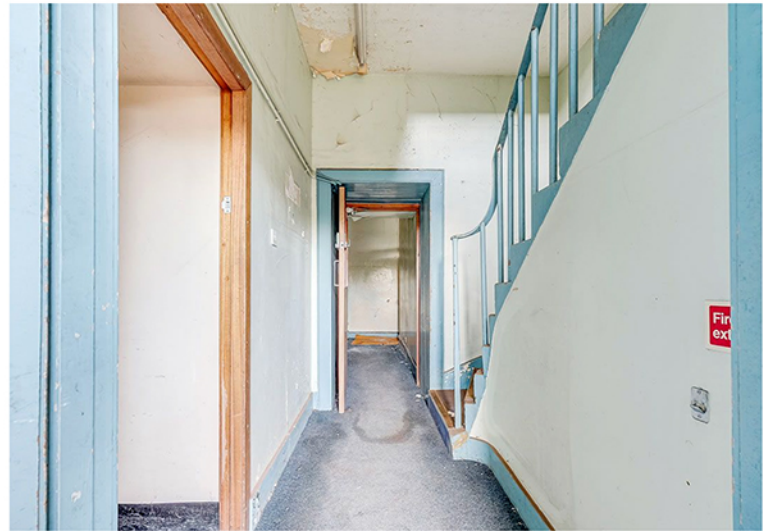
The figures quoted are exclusive of V.A.T.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.



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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out of our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.