

ADDENDUM

Auction:

The Shepherd Commercial Auction will be conducted behind closed doors and broadcast live online with remote bidding only.

Addendum as of 19 June 2025



Lot	Address	Amendment
4	43 Tallant Terrace, Glasgow G15 7PB	The correct address is 43 Tallant Terrace.
7	324-328 Brandon Street, Motherwell ML1 1XA	Postponed
9	7 St. Catherine Street, Cupar KY15 4LS	EPC rating G
11	54-70 Schoolhill and The Clarke Building, Aberdeen AB10 1JQ	Withdrawn
13	Off Brecklet Road, Brecklet, Ballachulish PH49 4JG	We have been informed that the correct area is 0.763 Acres rather than 0.73 Acres stated in the catalogue
15	11 High Street, Hawick TD9 9BZ	Postponed
18	8-12 Queen Street, Peterhead AB42 1TS	EPC Rating: D
19	Den of Ogil Reservoir and Woods, Near Glenquiech, Forfar DD8 3UB	Guide Price: £110,000+ The subjects of sale are as shown on the Draft Deed Plan in the legal pack being part of title ANG83317 The Reservoir is regulated by SEPA in terms of the Reservoir (Scotland) Act 2011.

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

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Lot	Address	Amendment
20	43 Buccleuch Street, Dumfries DG1 2AB	We have not been provided with evidence of rent increase in relation to the hair salon and cannot therefore confirm the rental figure referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. It is understood that the basement tenant has given written notice to vacate the premises at the end of July
22	176 Irish Street, Dumfries DG1 2NJ	Sold Prior
24	Hogganfield TWP, 31 Dinart Street, Glasgow G33 2BU	Withdrawn
25	Retail Development, Hill of Banchory South, Banchory AB31 5BQ	Withdrawn
26	77 Buccleuch Street, Dumfries DG1 2AB	EPC Ratings: E & TBC

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