Shepherd Commercial Property Auction Catalogue

Wednesday 8th June 2022
at 2.30pm

Broadcast live online with remote bidding only.

0333 016 4000
shepherd-commercial.sdlauctions.co.uk

SHEPHERD
COMMERCIAL
PROPERTY AUCTIONS

ORDER OF SALE

All *guide prices are subject to additional non-optional fees, including the Buyer's Fee or Reservation Fee. You must read the Buyer's Terms in full before bidding.

1	Garages at Cochrane Place, Prestwick KA9 1PW	£39,500+
2	186 West Regent Street, Glasgow G2 4RU	£112,500+
3	Former School, Main Street, New Byth, Turriff, Aberdeenshire AB53 5PD	£80,000+
4	120-122 High Street, Ayr KA7 1PR	£155,000+
5	2-4 Bank Street, Annan DG12 6AA	£115,000+
6	6 Marine Parade, Kirn, Dunoon PA23 8HE	£49,000+
7	6-8 High Street, Airdrie ML6 0DT	£125,000+
8	Site at Tulloch Hill, Perth PH1 2PN	£65,000+
9	28 North Donside Road, Aberdeen AB23 8PA	£59,000+
10	17 Glasgow Street, Dumfries DG2 9AF	£27,500+
11	476 Sauchiehall Street, Glasgow G2 3LW	£400,000+
12	Site at Carnshalloch Avenue, Patna, East Ayrshire KA6 7NS	£415,000+
13	Land at The Ridges, Kingswells, Aberdeenshire AB15 8TG	£1,000+
14	53 Newmarket Street, Ayr KA7 1LL	£52,000+
15	Former TSB Bank, 74 High Street, Wick KW1 4NE	£70,000+
16	16 Brandon Street, Hamilton ML3 6AB	£90,000
17	Land at A760, Lochwinnoch PA12 4JF	£14,000+
18	6 Skene Street and 22 Market Street, Macduff AB44 1QP	£64,000+
19	Suite 3/3, 65 Bath Street, Glasgow G2 2BX	WITHDRAWN
20	71C Viewfield, Main Road, Cardross, Dumbarton G82 5PX	£55,000+
21	109 Queensberry Street, Dumfries DG1 1BH	£155,000+
22	24-26 Eglinton Street, Irvine KA12 8AS	£210,000+
23	32-36 High Street, Banchory AB31 5SR	£375,000+
24	55 Alloway Street, Ayr KA7 1SP	£51,000+
25	Site at Murano Street, Glasgow G20 7RS	£59,000+
26	39 King Street, Kilmarnock KA1 1PT	£150,000+
27	The Crown Hotel, 34 High Street, Dalbeattie DG5 4AA	£98,000+

Wednesday 8th June 2022

BROADCAST LIVE ONLINE WITH REMOTE BIDDING ONLY

CLICK HERE

TO SUBMIT YOUR TELEPHONE, PROXY OR INTERNET BID

Auction commences at 2.30pm

SHEPHERD COMMERCIAL PROPERTY AUCTIONS

MESSAGE FROM THE AUCTIONEER

Andrew Parker

Managing Director & Auctioneer at SDL Property Auctions

Barry Dunlop

Head of Shepherd Commercial Auctions

Welcome to our June Shepherd Commercial Property Auction catalogue

We're excited to be launching our June auction catalogue featuring 27 fantastic commercial opportunities across Scotland.

As always, all the lots in our Commercial Property auction are open to remote bidding online, over the phone and by proxy. To register to bid in the auction, please submit the remote bidding form here.

In Dumfries, lot 21 is 109 Queensbury Street. This is a substantial three storey, mid-terraced retail premises which is currently sub-divided to create two separate units. It is well suited to a variety of commercial uses with scope for future residential conversion of the upper floors subject to the necessary planning consents being obtained. The property is currently fully let, and is generating an average combined rent across the units of £21,000 per annum, which represents a 13.55% yield on the property's guide price of £155,000+ plus fees.

Lot 6 is 6 Marine Parade in Kirn, Dunoon. This is a detached commercial property which in the past has traded as a café and garden centre. Sitting in a coastal setting on the northern boundary of Dunoon on the Cowal Peninsula, the area has a residential population of around 9,100 people. This is one of two properties being sold on behalf of the Queen's and Lord Treasurer's Remembrancer in June's auction and could become a lovely coastal property with a guide price of £49,000+.

In Turriff in Aberdeenshire is lot 3, a former school site which has previously held planning permissions for 12 residential dwellings. Extending to approximately 1.8 acres, the building that was previously on site has been demolished which would allow for the lucky buyer to develop the site in a shorter timeframe. With a guide price of £80,000+ plus fees any developers looking for a smaller development site for their project should be sure to take a look.

To the north of Scotland in Wick, lot 15 is a former TSB Bank on a prime high street location. This property extends to a floor area of 1,207 sq. ft. and could be suitable for conversion to class 3 use (food and drink), with a planning application for this having been submitted. This is sure to be of interest to any restauranteurs or budding hospitality owners in the area, and benefits from a guide price of £70,000+ plus fees.

In Patna in East Ayrshire is lot 12, a development site at Carnshalloch Avenue which extends to approximately 11.46 hectares. The site benefits from planning consent (subject to council sign off) for 138 houses, 124 detached and 14 semis. Patna is a small village around 10 miles south east of Ayr, making this a great development site for commuter opportunities to the town and beyond. The site has a guide price of £415,000+ plus fees, making it an attractive proposition for any large scale developers looking for their next site in the south west of Scotland.

Heading into the city of Glasgow, we find lot 11, 476 Sauchiehall Street. The property currently operates a hot food takeaway, which benefits from high visibility on an area of Sauchiehall Street which receives high pedestrian footfall and vehicular traffic. The rear of the property also contains a kitchen preparation area, storage space and staff toilet facilities. There is also an unexpired lease term of approximately 17 years, with the passing rent sitting at £35,000 per annum, representing an 8.4% yield on the guide price of £400,000+ plus fees. This is another great opportunity for any investors looking for a property that can generate income straight away.

If you have any questions about any of the lots for sale or the process for purchasing by auction, please do not hesitate to call our friendly auction team on 0333 016 4000. Alternatively, you can contact one of our local Shepherd offices who would be delighted to offer you a viewing of the property ahead of the auction sale.

*Please see Buyer's Terms for definition of guide price and auction fees

A GUIDE TO ADDITIONAL FEES

Important notice relating to fees, costs and charges payable by the buyer in addition to the purchase price

In addition to the purchase price, buyers may be required to pay additional fees, costs and charges. These may include, but are not limited to, Value Added Tax (VAT), Stamp Duty, ground rents, rent arrears/apportionment of rent, outstanding service charges, sellers search costs/disbursements, reimbursements of sellers solicitors, auctioneer costs or reservation fees. All prospective buyers are advised to inspect the legal documents including the contract and special conditions of sale and seek their own independent legal advice as to the full cost of purchasing a specific property.

All bidders are assumed to have inspected the legal packs available on our website – shepherd-commercial.sdlauctions.co.uk – and in the auction room prior to bidding and are fully aware of all terms and conditions including any fees, costs, charges, completion dates and other relevant matters which may be applicable.

FOR FURTHER INFORMATION

If you have any questions about a lot you would like to bid on, please phone us on 0333 016 4000 or email us at auctions@shepherd.co.uk

TYPES OF AUCTION SALE EXPLAINED

UNCONDITIONAL SALE

Upon the fall of the hammer the buyer shall...

- Be legally bound to buy the property
- Pay a 10% deposit, subject to a minimum of £5,000 (this will contribute towards the purchase price)
- Pay the Buyer's Fee listed on the individual lot details
- Pay any additional charges included in the special conditions of sale, which are available in the legal pack
- Exchange contracts on the fall of the hammer and sign the Contract of Sale and special conditions of sale held with the auctioneer or solicitor
- Complete the purchase within 20 business days (unless an alternative date has been specified in the special conditions of sale)

CONDITIONAL SALE

Upon the fall of the hammer the buyer shall...

- Enter into a reservation (exclusivity) agreement to purchase the property
- Pay the Reservation Fee listed on the individual lot details
- Pay any additional charges included in the special conditions of sale, which are available in the legal pack
- Sign the reservation contract with the auctioneer
- Exchange contracts and complete the sale within 40 business days.

Please ensure you understand the difference between conditional and unconditional auctions (and which type of auction you are bidding on), the associated costs and your legal obligations. If you are unsure or have any questions please contact one of our auction specialists or speak to a member of staff on the day before bidding.
Please note ALL fees and deposits are non-refundable

*Please see Buyer's Terms for definition of guide price and auction fees

FREQUENTLY ASKED QUESTIONS

Over the past few weeks we have naturally received some questions from our bidders about how the buying process works. Largely we are operating as we always have been, we're simply not able to see you in the auction room when you bid. We've put together these frequently asked questions to help guide you through your auction purchase.

How do I register my interest in a property?
You don't need to register your interest in any of our lots. If you would like to bid you can submit a proxy, telephone or internet bidding form or if you would like to request more information you can submit the 'send enquiry' form from the property details page.

Do you have a video tour of the properties?
We have video tours on many of our lots which are all added to our online property details.

Is it right that I can now attend a viewing?
Yes. Following the Government's recent announcement, we are now able to carry out viewings on residential properties in Scotland.

How do I know if the property I'm interested in is available?
The status of the property will be highlighted in the property listing on our website. If a property has been sold, withdrawn or postponed we will mark it as such online. All properties remain for sale until contacts have been exchanged or a reservation contract has been entered into, at which point we mark it as sold on our website.

How do I get hold of the legal pack?
All legal packs are uploaded to our website. You can then click on the 'legal packs' link from the property details to register and view the documents. Sometimes we do not receive the legal packs immediately and therefore you should register via the 'legal packs' link to ensure you receive an email alert once they are uploaded.

Can you email me the legal pack?
We cannot email the legal packs, we recommend you register via our website to download them yourself. This is because we sometimes receive amendments and additions to the legal pack prior to the auction and in these instances you would be given an alert of the changes. This is the best way to ensure you know all the information on the property prior to bidding. If you need any help accessing the legal packs please call us.

Can I get any more information on a property?
All the details we have will be listed on our website, along with all the photos we have available. If you have a specific question on the property or the area please submit the 'send enquiry' form from the property details page and we can enquire with the vendors on your behalf.

Can I get any more photos?
We will post all the photos we have for a property on our website. If you wish to obtain more photos, you can watch the video tour if it's available, book onto a viewing to take your own photos or submit the 'send enquiry' form and we can ask the vendors if they can take some more.

How do I bid?
You can bid by telephone, by proxy or via the internet. There is a form on the homepage of our website. You simply fill in your details, we will contact you for copies of your ID and for a method of payment for the deposit should you be successful.

Can I get a survey carried out?
Yes, if you wish to get a survey carried out you should ask your surveyor to call our office to arrange a suitable date and time.

Can I make an offer without an approved mortgage?
Yes you can. We do not need to see proof of funds when you bid on a property.

The lot I'm interested in is postponed, what now?
This is likely to mean the property isn't ready to be sold yet and will be offered in a future auction. Submit the 'send enquiry' form from the online property details page and we will advise you when the lot is being re-offered.

The lot I'm interested in is withdrawn, what now?
If property has been withdrawn it means we have been asked by the vendor not to continue to market it and therefore we are no longer able to sell it.

The property I'm interested in is sold prior, does that mean I can't bid?
Yes, I'm afraid it does. This means that the vendor has accepted an offer prior to the auction day and contracts have been exchanged or a reservation agreement has been entered into securing the sale.

The lot I wanted didn't sell in the auction, but I'm still interested in buying it
We continue to market any lots which didn't sell in the auction for a further four weeks. Once the lot has been offered and becomes an 'unsold lot' we are able to disclose the vendor's reserve price and accept offers from interested parties.

If you have a question that hasn't been answered here please call our team on 0333 016 4000 or email us at auctions@shepherd.co.uk.

Lot 1 Garages at Cochrane Place, Prestwick KA9 1PW

Features:
- Six self - contained lock up garages
- Guide price equates to £6,583 per unit
- Fully let producing £3,922 per annum

Description:
The subjects comprise a terrace of six lock up garages of single storey brick construction with mono pitch roof clad in felt. The roof covering was upgraded in August 2020 with works being guaranteed for 10 years.

Location:
The subjects are located in Cochrane Place, a small lane accessed via Midton Road in an area of predominantly residential use, o.3 miles from Prestwick town centre. Prestwick is located immediately north of Ayr in the South Ayrshire Council area.

Commercial Investment
We have been advised that all units are currently let producing an annual income of £3,922.Two of the units have signed licence agreements in place whilst two have licence agreements which are unsigned, the remaining two units have no licences in place with occupation by verbal arrangement only. The vendor confirms that all rental payments are up-to-date and has advised that the rents being achieved are as follows:
Unit A - annual Income of £504
Unit B - annual income of £504
Unit C - annual income of £756
Unit D - annual income of £624
Unit E - annual income of £702
Unit F - annual income of £832

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions - Tel: 01292 267987 Email: kevin.bell@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee on this lot is 3% plus VAT (3.6% including VAT) subject to a minimum of £2,000 plus VAT (£2,400 including VAT).

*Guide Price £39,500+ (plus fees)

Lot 2 186 West Regent Street, Glasgow G2 4RU

Features:
- 49.58 sqm (533 sq ft)
- Unexpired Lease term of approx 4 years.
- NET initial yield: 12.22% at the current guide price
- Passing Rent: £14,000 per annum

Description:
The subjects compromise the lower ground floor of a larger building of mixed use. The subjects on the lower ground floor currently operate as a restaurant, the remaining floors are currently utilised as office accommodation.

Accommodation:
Internally, the unit is laid out to accommodate a restaurant with a majority of the space utilised as seating. Kitchen facilities are situated towards the rear of the property along with staff w/cs and storage.

Location:
The subjects are situated on West Regent Street, within the city centre of Glasgow. The location on West Regent Street allows the subjects to benefit from the excellent road networks Glasgow has to offer. Junctions 18 and 19 of the M8 motorway are located within close proximity. The M8 connects Glasgow with major road networks throughout Scotland. The surrounding occupiers are a mix of office and retail occupation at ground level, with the upper floors offering predominantly office accommodation. The location on West Regent Street benefits from being nearby to Buchanan Street which forms the main retailing stretch in Glasgow. The location further benefits from excellent public transport links with Glasgow Queen Street and Central Station both situated nearby. Regular bus and subway services are also available from their respective stations.

Commercial Investment
The subjects are currently let to 'Bombaywalla' on a full repairing and insuring lease which commenced in 2021 for 5 years with no break options. The current passing rent for the subjects is £14,000 per annum.

Energy Efficiency Rating: G

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions - Tel: 0141 331 2807 Email: a.honeyman@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee is 2% plus VAT (2.4% including VAT) subject to a minimum of £2,985 plus VAT (£3,474 including VAT)

*Guide Price £112,500+ (plus fees)

Lot 3

Former School, Main Street, New Byth, Turriff, Aberdeenshire AB53 5PD

Features:
- Previously had planning for construction of 12 residential dwellings
- Site extends to approximately 0.728 hectares (1.8 acres)

Description:
The building that was previously on site has been demolished to allow an interested party to develop the site in a shorter timeframe.

Development Potential:
Planning permission was previously granted for the construction of 12 residential dwellings and further details on this consent can be found by visiting the Aberdeenshire Council Planning Portal and using reference APP/2008/2930

Location
Situated in the rural village of New Byth which lies approximately 10 miles north east of Turriff and 35 miles north of Aberdeen. The subjects themselves are located approximately 200m from the Main Street and Bridge Street junction on the east side.

Vacant possession upon completion

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 01224 202 800 Email: j.morrison@shepherd.co.uk

Auction Type: Unconditional Sale.The buyers fee on this lot is 4.8% including VAT, subject to a minimum of £4,800 including VAT.

***Guide Price £80,000+ (plus fees)**

For identification purposes only. Not to scale.

For identification purposes only. Not to scale.

Lot 4

120-122 High Street, Ayr KA7 1PR

Features:
- Ground floor retail unit
- Close to local amenities
- 214.1 Square Metres (2,305 Square feet)

Description:
The subjects comprise retail premises occupying the ground floor of a Category C Listed property dating back to early Twentieth Century formed in stone and slate.

Accommodation:
The shop has a modern retail frontage with internal roller shutters.
The accommodation includes a large split level sales area together with staff and storage facilities to the rear.

Location
The subjects are located in Ayr High Street in the town's prime retailing area with nearby occupiers including Marks and Spencer, Santander and Greggs. Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

Energy Efficiency Rating: F

Vacant possession upon completion

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 01292 267987 Email: kevin.bell@shepherd.co.uk

***Guide Price £155,000+ (plus fees)**

Auction Type: Unconditional Sale. The buyers fee is 1.5% plus VAT (1.8% including VAT) subject to a minimum of £2,500 plus VAT (£3,000 including VAT)

*Please see Buyer's Terms for definition of guide price and auction fees

Lot 5 2-4 Bank Street, Annan DG12 6AA

Features:
- Two storey and attic building with partial basement
- Enclosed rear courtyard
- Capable of multiple occupancy
- Suited to a variety of commercial uses
- Potential for residential development (stpp)
- We are informed the property is not VAT registered
- Category B listed building

Description: The subjects comprise a two storey and attic attached building with single storey projections and a partial basement. The building is of red sandstone construction under a series of pitched and flat roofs. The property has two entrance doors, both of which are served by access ramps. The main entrance door leads into an arched hallway, with sandstone feature walls and brick ceiling, which provides access to the ground floor café retail areas and enclosed rear courtyard. A common stairwell is located off the main entrance door vestibule, providing access to the first and second floor office accommodation. There is a good provision of toilet facilities throughout, including an accessible toilet at ground floor level.

Floor Areas:
Ground Floor Cafe/Retail - 118.90 sq m (1,280 sq ft)
First Floor Office (LH Suite) - 41.99 sq m (452 sq ft)
First Floor Suite (RH Suite) - 55.80 sq m (601 sq ft)
Second Floor Office - 49.88 sq m (537 sq ft)
Total - 266.57 sq m (2,870 sq ft)

Location: Annan is the third largest settlement in the Dumfries Galloway Council area, with a resident population of approx 9,000. The town is located approximately 15 miles east of the regional capital of Dumfries, 8 miles west of Gretna and 21 miles north west of Carlisle. The town is bypassed by the A75 trunk road which provides a connection to the M74. The property is conveniently located within Annan town centre, on the eastern side of Bank Street and near to its junction with the High Street. On street car parking is available in the immediate vicinity, however the property is also within easy walking distance of free long stay car parking and public transport links.

*Guide Price £115,000+ (plus fees)

Services:
Mains water, electricity and drainage. Partial electric heating.

Energy Efficiency Rating: TBC

Vacant possession upon completion

Tenure: See Legal Pack

Viewing: Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 01387 264 333 Email: f.carson@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee for this lot is 2.5% plus VAT (3% including VAT) subject to a minimum of £2,500 plus VAT (£3,000 including VAT).

Lot 6

6 Marine Parade, Kirn, Dunoon PA23 8HE

Features:
- Commercial property
- Close to local amenities
- Car park to the front included
- Ratable Value: 6: £10,700 and 6A: £4,000

Description:
The subjects comprise a detached commercial property which has traded previously as a café and garden centre all set within a broadly level irregular shaped site including a car park to the front, landscaped areas and a small jetty. Internally the subjects include café area, kitchen, prep area and a large store room together with w.c. facilities. The property has lain vacant for a number of years and is in need of upgrading.

Accommodation:
Total 345.5 Square Metres (3,719 Square feet)

Location:
The subjects are located in a coastal setting in the settlement of Kirn which lies towards Dunoon's northern boundary on the Cowal Peninsula. The immediate area is one of mixed commercial and residential use with a range of services and facilities available in Dunoon town centrea short distance to the south. Dunoon is the principal settlement on the Cowal Peninsula and has a resident population of around 9,100.

Energy Efficiency Rating: TBC

Vacant possession upon completion

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 01292 267987 Email: kevin.bell@shepherd.co.uk

Auction Type: Unconditional Sale. There is no buyers fee on this lot.

***Guide Price £49,000+**

On behalf of:

Queen's and Lord Treasurer's Remembrancer

*Please see Buyer's Terms for definition of guide price and auction fees

Lot 7 6-8 High Street, Airdrie ML6 0DT

Features:
- Mid-terrace, ground floor unit with a section of the building being part two storey
- Net Internal area: 82.23 sq m (993 sq ft)
- Class Three Planning Application Submitted
- Town Centre Location
- RV: £7,500 per annum

Description:
The subjects comprise a mid-terrace, ground floor unit with a section of the building being part two storey. The entirety is covered by a pitched roof. The unit benefits from a large double-glazed frontage facing High Street. Internally, the unit provides predominantly open plan space with staff kitchen and w.c units situated towards the rear of the subjects. The subjects further benefit from access to a car park situated towards the rear of the property. The car park is accessible from North Bridge Street and further access to the unit can be gained from the rear of the building.

Location:
The subjects are situated in the town of Airdrie, on the east side of High Street in very close proximity to the junction with North and South Bridge Street. Airdrie is located approximately 15 miles to the east of Glasgow and benefits from excellent transport links. Access to Junction 6 of the M8 is approximately 4 miles away which provides links to major road networks throughout Scotland. Public transport links are also available with Airdrie train station and regular bus services accessible in the nearby vicinity. The surrounding occupiers are of both national and local covenant strength. Some examples include Domino's, Greggs, Aldi and Boots Pharmacy.

Energy Efficiency Rating: G & TBC

Vacant possession upon completion

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions - Tel: 0141 331 2807 Email: a.honeyman@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee is 1.5% plus VAT (1.8% including VAT) subject to a minimum of £2,500 plus VAT (£3,000 including VAT)

*Guide Price £125,000+ (plus fees)

Lot 8 Site at Tulloch Hill, Perth PH1 2PN

Features:
- Approximately 0.09 Acre Site
- Development Site
- 0.8 miles from Perth College

Description:
The property comprises a broadly square site set above a street named Tulloch Hill and is adjacent to both a flatted development with a modern terraced housing development directly opposite. In September 2019, planning consent was granted for the erection of 5 flats comprising 18 bedrooms, to be occupied for Student Accommodation. Further information can be provided from Perth and Kinross planning portal - Reference: 18/02284/FLLSERVICES

The site is currently not serviced however we understand that connections for water, electricity and drainage are available in close proximity. The site is located in Tulloch, a popular and well-established residential area to the north-west of the city centre. It is only a short distance from Perth College UHI which is located just to the south of the area.

Vacant possession upon completion

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 01382 878005 Email: j.reid@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee is 1.5% plus VAT (1.8% including VAT) subject to a minimum of £2,500 plus VAT (£3,000 including VAT)

*Guide Price £65,000+ (plus fees)

Lot 9

28 North Donside Road, Aberdeen AB23 8PA

Features:
- First Floor Office/Retail Unit measuring 76.8 Square Metres (826 Square feet)
- On site car parking
- Class 1 and 2 Consent
- RV Rates: £11,500

Description:
The upper floor of a 2 storey commercial development surrounded by a pitched roof of steel framed portal construction and rendered. The property comprises an open retail/office accommodation with partitions have been constructed to form w.c and staff prep facilities. Access is gained via the common parking area to the rear via a single staircase.

Location:
Situated on North Donside Road on it's junction with Scotstown Road in the Bridge of Don area of Aberdeen approx. 3 miles north of the city centre. The surrounding area is predominantly residential in nature close to local amenities.

Energy Efficiency Rating: E

Vacant possession upon completion

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 01224 202800 Email: mark.mcqueen@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee is 1.5% plus VAT (1.8% including VAT) subject to a minimum of £2,500 plus VAT (£3,000 including VAT)

***Guide Price £59,000+ (plus fees)**

Lot 10

17 Glasgow Street, Dumfries DG2 9AF

Features:
- Ground Floor Retail Unit
- Fronting Busy Arterial Road
- Opposite Public Car Park
- Scope for 100% Rates Relief
- We are informed the property is not VAT Registered
- Category B Listed Building

Description:
The property comprises of a ground floor retail unit forming part of a larger two storey and attic mid-terraced building of traditional construction. The property is category B listed and has an attractive painted ashlar frontage with sizeable display window and architrave detail. The larger building is made up of two further ground floor retail units along with upper floor residential flats, all of which are in separate ownership.

Location:
The regional capital of Dumfries lies approximately 75 miles south of Glasgow and 34 miles north west of Carlisle, occupying a strategic location at the intersection of the A75, A76 and A701 trunk roads. The subjects front one of the main arterial roads into the town centre, therefore benefitting from a high level of passing traffic. The town centre is within short walking distance and the property is adjacent to public car parking.

Accommodation:
Front Sales Area, Rear Store / Workshop and W.C.
The net internal floor area extends to approximately 17.00 sq.m. (183 sq.ft.)

Energy Efficiency Rating: TBC

***Guide Price £27,500+ (plus fees)**

Vacant possession upon completion

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions - Tel: 01387 264333 Email: F.Carson@shepherd.co.uk

Auction Type: Unconditional Sale The buyers fee is 1.5% plus VAT (1.8% including VAT) subject to a minimum of £2,500 plus VAT (£3,000 including VAT)

*Please see Buyer's Terms for definition of guide price and auction fees

Lot 11 476 Sauchiehall Street, Glasgow G2 3LW

Features:
- 44.98 sq m (484 sq ft)
- Unexpired lease term of approx 17 years.
- Yield: 8.4% at the current Guide Price
- Passing Rent: £35,000 per annum

Description:
The subjects comprise a hot food takeaway unit occupying and end-terrace, ground floor unit, contained within a larger two-storey building, surmounted by a pitched tiled roof. The premises benefits from a large glazed display frontage with high visibility onto the high pedestrian and vehicular section of Sauchiehall Street. Internally, the unit is arranged over purely ground floor with an open plan sales area. The rear of the subjects comprise a kitchen preparation area, storage and staff w.c facilities.

Location:
The subjects are situated on the west side of Sauchiehall Street, within close proximity to the city centre of Glasgow. The subjects benefit from excellent transport links with junction 18 of the M8 Motorway which links Glasgow with major road networks throughout Scotland. The location benefits from excellent public transport links with Charing Cross train station situated a short distance away. Both Glasgow Queen Street and Central Station can also be found in the city centre. The property is situated on an established retail parade with surrounding occupiers of national and local covenant strength. Also close to local amenities.

Commercial Investment
The subjects are currently let to 'Lord of the Fries' on a full repairing and insuring lease. The lease commenced in May 2018 for a period of 21 years with no break options. Upwards only rent reviews enforceable every 5th anniversary with the next being May 2023.

Rateable Value
The subjects are entered into the current valuation roll with a rateable value of £11,500.

Energy Efficiency Rating: G

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 0141 331 2807 Email: a.honeyman@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee is 2% plus VAT (2.4% including VAT) subject to a minimum of £2,985 plus VAT (£3,474 including VAT)

*Guide Price £400,000+ (plus fees)

Lot 12 Site at Carnshalloch Avenue, Patna, East Ayrshire KA6 7NS

For illustrative purposes only.

Features:
- Site area: 11.46 Hectares (28.3 Acres)
- Planning consent for 138 houses (see legal pack for further details)

Description:
The subjects are located on the south west boundary of Patna in what was formerly a holiday park site although has been disused for a number of years. The site is of irregular shape with a partial covering of trees and scrub. Site area is approximately 11.46 hectares (28.3 acres). Patna is a small village approximately 10 miles south east of Ayr within the East Ayrshire Council area.

We have been advised that planning consent has been approved by East Ayrshire Council under Reference 17/0640/AMCPPP subject to a Council sign off on a modification to the existing Section 75 agreement – see legal pack for further details. The development comprises 138 units being 124 detached houses of varying size and 14 semis.

Vacant possession upon completion

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 01292 267987 Email: kevin.bell@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee is 2.4% including VAT subject to a minimum of £1,600 including VAT

***Guide Price £415,000+ (plus fees)**

For illustrative purposes only.

For identification purposes only. Not to scale

Lot 13 Land at The Ridges, Kingswells, Aberdeenshire AB15 8TG

Features:
- Residual Land
- Situated within residential location of Kingswell

Description:
The opportunity consists of residual land within a residential development that was known as The Ridges. The site extends to approximately 0/93 Hectacres (2.30 acres). Interested parties should make their own investigations in respect of site area.

Location:
The subjects are located within Kingswells, a popular residential suburb located approximately 6 miles west of Aberdeen City Centre. Local facilities within Kingswells include a community centre, medical centre, a neighbourhood shopping centre. The subjects are also in close proximity to Prime Four Business Park where a number of large office occupiers are based in addition to leisure facilities located at the Village Hotel and The Four Mile. This area has also recently been advanced with the completion of the Aberdeen Western Perpheral Route (AWPR) resulting in the location been easily accessible to all parts of the city.

Vacant possession upon completion

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 01224 202800 Email: mark.mcqueen@Shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee is 2% plus VAT (2.4% including VAT) subject to a minimum of £2,500 plus VAT (£3,000 including VAT)

For identification purposes only. Not to scale.

*Guide Price £1,000+ (plus fees)

Lot 14 53 Newmarket Street, Ayr KA7 1LL

Features:
- Ground floor retail unit
- The property is let to Good Taste D and D Limited for 5 years from 1st August 2020 with tenant break option.
- Guide price reflects attractive net initial yield of 13.2%
- Total Accommodation: 63.66 sq m (685sq.ft.)
- RV: £7,400

Description:
The subjects comprise a ground floor retail unit having a single aluminium glazed display window with matching entrance door. Internally the subjects comprise a café area with fixed counter and customer seating. The property has been upgraded recently by the occupiers. W.C. facilities are located to the rear.

Location
The subjects are located on Newmarket Street a well regarded town centre pedestrianised retailing area lying within close proximity of Ayr High Street. Nearby occupiers include Rieker Footwear, The Good Currency Company and a range of small niche retailers. Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

Commercial Investment
The property is let to Good Taste D and D Limited for 5 years from 1st August 2020 at a rent of £7,000 per annum. There is a tenant break option at 26th June 2023.

Energy Efficiency Rating: G

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions - Tel: 01292 267987 Email: kevin.bell@shepherd.co.uk

Auction Type: Unconditional Sale The buyers fee is 1.5% plus VAT (1.8% inc VAT) subject to a minimum of £2,500 plus VAT (£3,000 including VAT)

*Guide Price £52,000+ (plus fees)

Lot 15 Former TSB Bank, 74 High Street, Wick KW1 4NE

Features:
- Ground floor retail unit
- Prime high street location
- Floor area: 112.17 sq m (1,207 sq ft)
- May be suitable for Class 3 use (food and drink)

Description:
The property comprises a ground floor retail unit set within a 2-storey building of traditional construction. The property is accessed via a pedestrian doorway with a roller shutter to the far left side of the building. Internally the ground floor provides an open plan retail sales area currently designed and fitted out to a TSB Bank specification. There are staff welfare facilities to the rear.

Accommodation:
The property extends to an approximate floor area of 112.17 sq m (1,207 sq ft).

Planning:
The property currently benefits from Class 1 (Shops) Planning Consent. A planning application has been submitted in respect of Change of Use to Class 3 (Food and Drink) Use.

Location:
The royal burgh and town of Wick is located within the County of Caithness in the far north of the Scottish Highlands. The town is approximately 103 miles north of Inverness, the main administrative centre of the Highlands and 20 miles south east of Thurso, via the A9 trunk road. The town has a railway station on the far north railway line linking Wick with the south of Scotland and regular bus services are available.
The building is located in a prime position on the main High Street on its junction with Bridge Street, which forms part of the main A99 road.
Nearby occupiers include Boots, Ladbrokes, Harrold Bros Butchers and McAllans Clothing. The Highland Council's HQ for Caithness is located adjacent as is Market Square where JD Wetherspoon has licensed premises.

*Guide Price £70,000+ (plus fees)

Value Added Tax:
The property has been elected for VAT and as such VAT will be payable on the purchase price.

Energy Efficiency Rating: E

Vacant possession upon completion

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 01463 712 239 Email: n.calder@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee for this lot is 1.5% plus VAT (1.8 % including VAT) subject to a minimum of £2,500 plus VAT (£3,000 including VAT).

*Please see Buyer's Terms for definition of guide price and auction fees

Lot 16

16 Brandon Street, Hamilton ML3 6AB

Features:
- Total: 109.55 sq m (1,180 sq ft)
- Passing rent: £10,000 per annum. Unexpired lease of approx. 5 years.
- RV: 16A Brandon Street £4,550, 16B Brandon Street £4,700

Description:
The building itself is of traditional red sandstone construction, surmounted by a pitched roof. The units have good visibility from Brandon Street and are accessed via communal entrance at ground level. Internally, the subjects comprise two first floor units that are currently utilised as hair salons, in connection with the respective tenant's businesses.

Accommodation:
16A Brandon Street - 49.20 sq m (530 sq ft) - Currently let to Armor Cabello Hair Salon on a full repairing and insuring lease. A lease extension was granted in April 2022 for a further 5 year period. Current passing rent is £5,000 per annum

16B Brandon Street - 60.35 sq m (650 sq ft) - Currently let on a full repairing and insuring lease signed in April 2022 for a period of 5 years. Current passing rent is £5,000 per annum. This unit is also utilised as a hair salon.

Location:
Situated in the affluent South Lanarkshire town of Hamilton which has an estimated population of approx 54,390 persons. More specifically, the properties are positioned on the high vehicular and pedestrianised section of Robertson Street, in close proximity to the town centre of Hamilton. Hamilton is located approximately 14 miles from Glasgow and benefits from nearby access the M74 motorway. The surrounding area consists of predominantly office occupiers and flatted dwellings in the upper floors, with predominantly commercial occupiers at ground floor level. The property further benefits from nearby access to excellent public transport facilities with Hamilton Central train station and bus services.

Energy Efficiency Rating: G and TBC

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 0141 331 2807 Email: a.honeyman@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee is 2% plus VAT (2.4% including VAT) subject to a minimum of £2895 plus VAT (£3,474 including VAT)

*Guide Price £90,000+ (plus fees)

Lot 17 Land at A760, Lochwinnoch PA12 4JF

Features:
- Accessible Semi Rural Location
- Agricultural Field suited to grazing
- 1.4 Hectares (3.5 Acres)

Description:
The subjects comprise a sloping irregular shaped site extending in total to around 1.4 hectares (3.5 acres).The ground slopes downward from east to west and has a covering of grass and scrub, the land is bound in timber post and wire fencing. We note that the James Hutton Institute for Land Use and Soil Research classifies the land as Grade 3.2 (Mixed Agriculture).

Location:
The subjects are located close by the village of Lochwinnoch in the Renfrewshire Council area to the west of the A737 and around 4 miles north of Beithand 7 miles south of Johnstone. Lochwinnoch is essentially residential and having a limited commercial base within the town centre. The site has a semi rural setting close to Lochwinnoch village and the local railway station with Loch House Hotel immediately to the east. Surrounding land uses in the general locality are predominately agricultural.

Vacant possession upon completion

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 01292 267987 Email: kevin.bell@shepherd.co.uk

Auction Type: Unconditional Sale. There is no buyers fee for this lot.

On behalf of:

Queen's and Lord Treasurer's Remembrancer

*Guide Price £14,000+

*Please see Buyer's Terms for definition of guide price and auction fees

Lot 18 6 Skene Street and 22 Market Street, Macduff AB44 1QP

Features:
- Retail unit with upper floors and adjoined stores
- Excellent opportunity for redevelopment

Description: The subjects comprise a self-contained retail unit at 6 Skene Street, with a vacant upper floor storage contained within a detached traditional building. The building has also been extended to the rear with a traditional one and a half storey property and there is also vacant outbuildings immediately to the rear of this. There is also a small concrete surfaced yard area and a further storage building fronting onto Market Street.

Accommodation:
6 Skene Street - Retail unit comprising reception area, general work area, office, tea prep, WC and Store. Total Area 99.20 sq m (1,069 sq ft).
Internally, the flooring is of concrete construction with carpet and tile coverings while the walls are partly plasterboard lined and partly finished in timber tongue and groove boarding. There is a suspended acoustic tile ceiling with inset fluorescent strip lighting. Natural lighting is provided by way of single glazed timber framed windows and a glazed entrance door. Externally both buildings are of stone wall construction with mainly pointed finishes, but partly harled while roofs over are timber framed, pitched and slated. The exception is the one small rear outbuilding which has a mono pitched corrugated asbestos sheeted roof.

22 Market Street - Information about the proposed accommodation available for residential is available on request. However, the approved floor plans are the best indication of the premises potential floor area. In its current condition the subjects at 22 Market Street comprise a bare concrete floor with timber lined walls and unlined ceilings.

Current Planning:
The most recent planning permission is from 2013 (APP/2013/2534), and granted the following redevelopment opportunity:
- Demolition of existing buildings.
- Erection on site of 12 one and two bed apartments with private covered parking.

*Guide Price £64,000+ (plus fees)

For illustrative purposes only.

Location:
The property is located within the coastal town of Macduff, which is situated some 47 miles north of Aberdeen City. The economy of the village centres around the coastal location with the majority of the towns resident's dependent on the fishing industry for employment. The subjects are situated on the corner of Skene Street and Market Street, centrally located within the town. Skene Street forms part of the A98 which is the main traffic route through MacDuff. The area is predominantly residential in nature, with other commercial occupiers including Dolphin Fish and Chips and the Plough Inn.

Energy Efficiency Rating: N/A

Vacant possession upon completion

Tenure: See Legal Pack

Viewing: Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 01224 202 800 Email: mark.mcqueen@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee for this lot is 2% plus VAT (2.4% including VAT) subject to a minimum of £2,895 plus VAT (£3,474 including VAT

Lot 19 Suite 3/3, 65 Bath Street, Glasgow G2 2BX

Features:
- 12.82 sqm (138 sq ft)
- Prime city centre location
- Renovated to a high standard
- We have been informed there is no VAT payable

Description:
The subjects comprise a four storey with basement commercial property surmounted by a pitched tile roof. The property benefits from a recent refurbishment and has a controlled door entry system. Common areas have also been recently refurbished and the property has elevator access to all floors. The suite is situated on the third floor at the southmost end and benefits from a stream of natural light along with artificial lighting consisting of fluorescent ceiling strips. The suite itself has been r... and is presented in a furnished condition. Male and female w.c facilities are provided within the main hallway.

Location:
The subjects are located on the south side of Bath Street between its junctions with Renfield Street to the east and Hope Street to the west. The property occupies a prominent position at present ... Hotel and soon to be open Minted Café. Neighbouring occupiers include R... Indian Restaurant, Slanj Kilts, China Buffet King, Amber Regent and ...

Rateable Value
The subjects are entered into the current valuation roll with a rateable value of £1,200. As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme. The rate poundage for 2021/2022 is £0.49 to the pound

Vacant possession upon completion

Energy Efficiency Rating: G

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions - Tel: 0141 331 2807 Email: a.honeyman@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee is 1.5% plus VAT (1.8% including VAT) subject to a minimum of £2,500 plus VAT (£3,000 including VAT)

***Guide Price £35,000+ (plus fees)**

Lot 20 71C Viewfield, Main Road, Cardross, Dumbarton G82 5PX

Features:
- Ground floor retail unit
- Recently refurbished
- NIA: 32.42 sqm (349 sq ft)

Description:
The subjects comprise the ground floor of a two-storey building, surmounted by a pitched rood. Internally the unit was recently refurbished to accommodate beauticians. The unit benefits from a main reception area with two appointment rooms. Staff wc facilities are also situated towards the rear of the subjects.

Accommodation:
NIA: 32.42 sqm (349 sq ft)

Location:
The subjects are located in the popular tourist village of Cardross, situated in the Argyle & Bute council district. Cardross is situated directly between Dumbarton and Helensburgh town centres, approximately 4 miles from each. Cardross is positioned approximately 20 miles to the north-west of Glasgow and benefits from nearby access to the A82. The A82 links Dunbartonshire with major road networks throughout Scotland and the North. Public transport links are also readily available with Cardross train station situated in very close proximity. The surrounding area consists predominantly of residential dwellings with some nearby local commercial occupiers.

Rateable Value:
The subjects are entered separately into the current valuation roll with a ratable value of £2,600. The rate poundage for 2021/2022 is £0.49 to the pound.

Vacant possession upon completion

Energy Efficiency Rating: TBC

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions - Tel: 0141 331 2807 Email: a.honeyman@shepherd.co.uk

Auction Type: Unconditional Sale The buyers fee is 2% plus VAT (2.4% including VAT) subject to a minimum of £3,000 plus VAT (£3,600 including VAT.)

***Guide Price £55,000+ (plus fees)**

Lot 21 109 Queensberry Street, Dumfries DG1 1BH

Features:
- Opposite Public Car Park
- Town Centre Location
- Category B listed building
- Not VAT elected
- Average combined rent: £21,000 per annum

Description:
The property comprises a substantial three storey, basement and attic floor mid-terraced retail premises, currently sub-divided to create two separate units. The building is category B listed with traditional sandstone walls under a pitched and slated roof. The ground floor benefits from an attractive double sales frontage with large display windows. The main retail space extends over the ground, first and second floors, whilst the basement and attic floors are currently used for storage. Both units are self-contained with dedicated entrance doors and private welfare facilities. The property is well suited to a variety of commercial uses with scope for future residential conversion of the upper floors, subject to Local Authority consents.

Accommodation:
Left hand side unit (Ground Floor): 142.28 sqm 1,532 sq ft
Right hand side unit (Floors B, G, F, S and A): 549.72 sqm 5,917 sq ft
Total: 692 sqm 7,449 sq ft

Location:
Dumfries, with a population of around 37,500 is the largest town in Dumfries and Galloway as is therefore South West Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles north west of Carlisle, occupying a strategic location at the intersection of the A75, A76 and A701 trunk roads. The subjects occupy a central position on the western side of Queensberry Street, opposite the Loreburn Street public car park, around 50 yards from the pedestrianised High Street. The Burns Statue bus stance and Munches Street taxi rank are also within short walking distance.

*Guide Price £155,000+ (plus fees)

Lease Terms and Passing Rent: The left-hand unit is let from 30/09/20 to 29/09/25. The passing rent is £10,200 p.a. stepping up to £10,800 p.a. in 2022, £11,400 p.a. in 2023 and £12,000 p.a. in 2024. The right-hand unit is let from 01/12/19 to 30/11/29, with a tenant only break option at 01/12/24. The passing rent is £9,000 p.a. with an uplift to £10,000 p.a. in 2023. The average combined passing rent for the remaining lease term, up to lease expiry dates, is circa £21,000 p.a. The units are let on a standard commercial lease basis although the landlord is liable for some external repairs. The left-hand ground floor unit is let to a private individual, trading as The VRrOOM. The right-hand basement, ground, first, second and attic floor unit is also let to a private individual, trading as Vintage 109.

Energy Efficiency Rating: D

Tenure: See Legal Pack

Viewing: Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 01387 264 333 Email: f.carson@shepherd.co.uk

Auction Type: Unconditional Sale. Please note the buyers fee on this lot is 2.5% plus VAT (3% including VAT) subject to a minimum of £2,625 plus VAT (£5,250 including VAT).

Lot 22 24-26 Eglinton Street, Irvine KA12 8AS

Features:
- Convenient Town Centre Location
- Floor area - 271.24 Square Metres (2,919 Square feet)
- Includes two parking spaces at the rear
- RV: £24,000

Description:
The property comprise a two-storey office building formed essentially in brick with substantial rear extension occupying a level deep plot with frontage to both Eglinton Street and East Road. May be suitable for alternative uses, subject to obtaining the necessary consents. Prospective buyers must make all necessary independent enquiries in this respect for their specific, intended use prior to placing their bid, as this will be binding.

Accommodation:
Ground Floor - 170.50 m 2 (1,835 sq ft) - Main reception, partitioned meeting rooms, interview areas and classrooms.
First Floor - 100.74 m 2 (1,084 sq ft) - Private offices, kitchen/tea prep area, WC and shower.

Location
The subjects are set within the town of Irvine which has a population of around 33,600 and is one of Scotland's New Towns set within the North Ayrshire Council area around 25 miles south west of Glasgow. It has a wide range of services and facilities available within the town centre. It is the main shopping and administrative centrefor the North Ayrshire Council area. The town enjoys good road transport links via the A78 and A71, the latter accessing the A77/M77 at Kilmarnock. Irvine also benefits from being on the Ayr-Glasgow rail line. The subjects are located on Eglinton Street immediately north of Irvine's prime retailing area on High Street, the subjects also have frontage to East Road at the rear.

***Guide Price £210,000+ (plus fees)**

Energy Efficiency Rating: TBC

Vacant possession upon completion

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions - Tel: 01292 267987 Email: kevin.bell@shepherd.co.uk

Auction Type: Unconditional Sale The buyers fee is 1.5% plus VAT (1.8% including VAT) subject to a minimum of £2,500 plus VAT (£3,000 including VAT)

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www.shepherd-commercial.sdlauctions.co.uk

SHEPHERD COMMERCIAL PROPERTY AUCTIONS

*Please see Buyer's Terms for definition of guide price and auction fees

Lot 23

32-36 High Street, Banchory AB31 5SR

Features:
- Prominent building arranged over basement, ground, first and second floors providing good retailing and office accommodation on the High Street.
- Income of £45,000 on short term leases
- Dedicated car park to rear

Description:
The subjects comprise of a prominent building arranged over basement, ground, first and second floors providing good retailing and office accommodation on the High Street. The basement, ground and part first floors comprise of a single retail unit along with the rear section of the premises being utilised as a hair/beauty salon and office accommodation at second floor level. The subjects also benefit from a dedicated car park to the rear with ample parking for the subjects.

Accommodation:
Retail Unit - 273 m 2 (2,939 sq ft) - Accommodation over basement, ground floor and first floor.
Suite 2 - 59.92 m 2 (645 sq ft) - Currently a Hairdressers with accommodation over the ground and first floors
Suite 3 - 45.10 m 2 (485 sq ft)

Location:
The subjects are situated within the popular Deeside town of Banchory which is located 17 Miles west of Aberdeen. The town serves as one of the main service and employment centres in the area and offers a variety of services and facilities. The subjects are situated on the High Street which forms part of the A93 route carrying traffic from Aberdeen through Banchory and thereafter onto Ballater and Braemar.

Commercial Investment
Retail Unit - Ground Floor £29,000 per annum - Notice served, expiry 07/08/2022
Retail Unit Upper Floors £8,000 - Notice served 07/08/2022
Hairdresser £8,000 per annum - Held on tacit 28/08/2022
Office - Vacant

Energy Efficiency Rating: TBC

Tenure: See Legal Pack

Viewing: Viewings by arrangement with Shepherd Commercial Property Auctions - Tel: 01224 202800 Email: mark.mcqueen@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee is 1.5% plus VAT (1.8% including VAT) subject to a minimum of £2,500 plus VAT (£3,000 including VAT).

*Guide Price £375,000+ (plus fees)

Lot 24 55 Alloway Street, Ayr KA7 1SP

Features:
- Town centre location
- Net initial yield 13.5% at the current Guide Price
- Rent - £7,000 per annum on a 5 year lease with tenant break option.
- RV: £8,200

Description:
A retail premises occupying a traditional two storey and attic stone and slate tenement. Internally the property includes a retailing area together with staff room and w.c. The subjects occupy a prominent location on Alloway Street in a popular town centre retailing area.

Accommodation
40.9 Square metres (440 Square feet)

Commercial Investment
Let on a new full repairing and insuring lease for a period of 5 years from 21st February 2022 at a rent of £7,000 per annum, there is a tenant break option at the end of Year 2. We are advised that a rent deposit of £1,750 is held by the landlord.

Energy Efficiency Rating: TBC

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 01292 267987 Email: kevin.bell@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee is 2.4% including VAT subject to a minimum of £1,600 including VAT

***Guide Price £51,000+ (plus fees)**

Lot 25 Site at Murano Street, Glasgow G20 7RS

Features:
- Site area approx 0.2 Acres
- Nearby transport links
- Residential area

Description:
The subjects form a rectangular shaped site that extends to approximately 0.2 acres. The site is bordered by residential dwelling on Murano Street and Murano crescent, as well as the Forth and Clyde Canal which runs to the south off the subjects.

Location:
The subjects are situated on the south side of Murano Street, in close proximity to the junction with Firhill Road. The subjects position within Glasgows west end allows it to benefit from nearby transport links such as the M8 Motorway and Great Western Road. The surrounding area consists predominately of residential dwellings. Murano halls of residence are also situated in very close proximity which host a large amount of Glasgow University's student population. There is also a wealth of commercial occupier within the area. Maryhill Tesco is located within a mile of the subjects, alongside a variety of local and national occupiers also taking occupancy within the vicinity. The subjects further benefit from nearby public transport links, with various subway and train stations all located within walking distance. Nearby bus routes are also available in the immediate vicinity.

Rateable Value
The subjects are entered into the current valuation roll with a rateable value of nil. The subjects would require to be separate assessment post development. The rate poundage for 2021/2022 is £0.49 to the pound.

For identification purposes only. Not to scale.

Vacant possession upon completion

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions - Tel: 0141 331 2807 Email: a.honeyman@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee is 1.5% plus VAT (1.8% including VAT) subject to a minimum of £2,500 plus VAT (£3,000 including VAT)

***Guide Price £59,000+ (plus fees)**

*Please see Buyer's Terms for definition of guide price and auction fees

Lot 26 39 King Street, Kilmarnock KA1 1PT

Features:
- Potential Net Yield of 12.6% at the current Guide Price
- Current passing rent of £19,000 per annum, the lease expiry date is 14th October 2022.
- Accommodation: 63.66 sq m
- Ratable Value: 8,800

Description:
The subjects comprise small lock up shop unit fitted in the corporate style of the tenant Ramsdens Financial Services. Internally the subjects include a retail area with staff and w.c. facilities to the rear. The subjects are located in a prime retailing location on Kilmarnock's pedestrianised King Street with nearby occupiers including a range of national multiples.

Location:
The subjects are located in a prime retailing location on Kilmarnock's pedestrianised King Street with nearby occupiers including a range of national multiples including Specsavers, W H Smith and Bank of Scotland.

Lease
The property is let to Ramsdens Financial Services for a period of 10 years from October 2012 at a current passing rent of £19,000 per annum, the lease expiry date is 14th October 2022.

Energy Efficiency Rating: G

Tenure: See Legal Pack

Viewing:
Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 01292 267987 Email: kevin.bell@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee is 1.5% plus VAT (1.8% including VAT) subject to a minimum of £2,500 plus VAT (£3,000 including VAT)

*Guide Price £150,000+ (plus fees)

Lot 27 The Crown Hotel, 34 High Street, Dalbeattie DG5 4AA

Features:
- Ground floor Public House
- Four first-floor letting rooms and private owners flat
- Former attic floor accommodation
- Rear car park
- Redevelopment potential (subject to planning permission)

Description:
A two storey and attic mid-terraced building of traditional stone construction under pitched and slated roofs together with a single storey flat roof projection surmounted by a paved patio, accessed by an external staircase. The first floor owners flat projects over the access pend and neighbouring ground floor hot-food takeaway. There is a dedicated parking area at the rear of the property.

Accommodation:
The property is fully fitted and we have been informed that all fixtures and fittings are owned outright except the juke box, pool table and games machine. The total gross internal floor area extends to approximately 338.30 sq m. (3,641 sq ft.)
Ground Floor - Entrance Vestibule, Public Bar, Lounge/ Sports Bar, Former Kitchen, Beer Cellar, Store, Gents toilets
First Floor - Four Letting Rooms, Shower Room, Spirit Store, Laundry, Ladies Toilet, Owners Flat (Lounge, Kitchen, Bedroom & Bathroom)
Attic Floor - Former Lounge, Bedroom, Bathroom and Store

Location:
Dalbeattie is one of the largest towns in Dumfries and Galloway, with a population of around 4,500. In addition to the local townsfolk, trade is also generated from those living, working or vacationing in the surrounding rural areas. The town is accessed from the A75 trunk road via the A745 (Castle Douglas), B794 (Haugh of Urr) and the A711 which also provides a road connection to the regional town of Dumfries. The property occupies a strong trading position on the western side of the High Street. Further commercial operators within the town centre include a mix of local and national retailers, offices and salon premises. On-street parking is available along High Street however the property is also within easy walking distance of both public car parks.

Energy Efficiency Rating: G

Vacant possession upon completion

Tenure: See Legal Pack

Viewing: Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 01387 264333 Email: F.Carson@shepherd.co.uk

Auction Type: Unconditional Sale The buyers fee on this lot is £2,500 plus VAT (£3,000 including VAT)

*Guide Price £98,000+ (plus fees)

*Please see Buyer's Terms for definition of guide price and auction fees

SHEPHERD BUYER TERMS (SCOTLAND)
TERMS AND CONDITIONS FOR BIDDING AND BUYING AT AUCTION

The following SDL Property Auctions Terms and Conditions govern the conduct of our auctions. These terms apply to sales that are facilitated in partnership with Shepherd Commercial Property Auctions, for property located in Scotland. If you bid on a property, it is on the basis that you accept these terms and conditions.

TERMS AND CONDITIONS:

1. ABOUT THESE TERMS

1.1 **What these terms cover**. These are the terms and conditions on which we offer properties for sale in our auctions. Our auctions are conducted as either Timed Auctions, or Auction Events. Timed Auctions are online only. Auction Events may be conducted online, or in-person at an auction house venue. We may accept bids on a property before or after the auction. If you bid on a property under any of these circumstances, you are bound by these terms and conditions

1.2 **Why you must read them**. Please read these terms carefully before bidding on a property at auction. These terms tell you who we are and the rules that apply to bidding at auction. If you have a question about these terms or think that there is a mistake in these terms, please contact us.

2. INFORMATION ABOUT US AND HOW TO CONTACT US

2.1 We are SDL Auctions Limited, a company registered in England and Wales with company number 07719474 and our registered office is 17 Regan Way, Chetwynd Business Park, Chilwell, Beeston, Nottingham, NG9 6RZ.

2.2 You can contact us by phoning 0800 304 7879, writing to our registered address, or emailing enquiries@sdlauctions.co.uk.

We work in partnership with Shepherd Commercial Property Auctions, which is a trading name of J & E Shepherd, Company No.2837574810, registered office: 13, Albert Square, Meadowside, DUNDEE, DD1 1XA.

3. INTERPRETATION

3.1 In these terms and conditions 'lot' means the land or property that is up for sale at auction. For Auction Events, each lot is given a number in the catalogue.

3.2 References in these terms to legislation are references to it as amended or replaced from time to time.

3.3 We reserve the right to change our terms and conditions at any time.

4. UNCONDITIONAL SALE

4.1 All lots are sold under the unconditional sale method. If you are the highest bidder, you must

4.1.1 exchange legally binding contracts for the sale of the property immediately in accordance with Clause 17 of this Agreement;

4.1.2 pay a non-refundable deposit equal to 10% of the purchase price, subject to a minimum of £5,000. This deposit contributes towards the purchase price (although note we can deduct fees owing to us from the deposit);

4.1.3 pay a non-refundable auction fee, 'Buyer's Fee'. The applicable amount (inclusive of VAT) will be listed against the lot – make sure you check the information relating to each individual lot. The auction fee does not contribute towards the purchase price; and

4.1.4 complete the sale within 20 business days unless the special conditions of sale in clause 14 state otherwise.

4.2 If you fail to complete the sale, the seller can bring a claim against you personally for losses suffered and we may pursue you for unpaid auction fees.

5. WHAT YOU SHOULD DO BEFORE BIDDING

5.1 If you are the highest bidder, you are legally bound to buy the property and there are financial consequences of withdrawing from the sale, both in terms of non-refundable Buyer's Fees and Reservation Fees, and non-refundable deposits (depending on the type of lot, see clauses 5-6 above) as well as the possibility of legal action being taken against you.

5.2 It is strongly advised that before bidding for a property you:

5.2.1 Take professional advice from a solicitor/conveyancer, Chartered Surveyor, and accountant;

5.2.2 Inspect the legal pack for the property and have the legal pack inspected by a solicitor/conveyancer;

5.2.3 Organise any necessary finance for the purchase;

5.2.4 Ensure that you have the funds available to pay any applicable Reservation Fees, Buyer's Fees, and deposits, as well as the purchase price;

5.2.5 Carry out the necessary searches and make the necessary enquiries (seek guidance from a solicitor/conveyancer on what searches and enquiries are necessary);

5.2.6 Commission appropriate surveys for the property by a Chartered Surveyor;

5.2.7 Check the contents of all applicable documents relating to the property, including leases, restrictions, and covenants;

5.2.8 Check that the information you have received or seen about the property is accurate;

5.2.9 Organise and attend a viewing of the property (unless the lot is marked external inspection only);

5.2.10 Commission appropriate reports for the property, such as structural reports, building reports, water and drainage reports, etc;

5.2.11 Check the VAT, stamp duty, and other tax consequences of the sale;

5.2.12 Familiarise yourself with all terms and conditions relating to our auctions; and

5.2.13 Take all other action necessary to satisfy yourself as to the condition of the property in order to be able to determine the price you are willing to pay for the property.

5.3 If you fail to take any of the above measures, you do so at your own risk. You will not be able to withdraw from the sale once your bid has been accepted without incurring financial consequences. When you bid, you are deemed to have taken all the measures listed in clause 5.2 above and to have acted as a prudent buyer would act.

5.4 The guide price of the property is not an indication of its market value or its minimum value or worth. It is merely the price at which the seller has decided to advertise the property. It offers no guarantee whatsoever as to the condition of the property or the value of the property.

6. OUR ROLE

6.1 We act as agents for sellers. We have authority to:

6.1.1 Prepare the auction catalogue and advertisements for the lots;

6.1.2 Offer each lot for sale and combine or divide lots;

6.1.3 Receive and hold deposits;

6.1.4 Receive auction fees including a Buyer's Fee;

6.1.5 Receive Reservation Fees;

6.1.6 Accept bids for the lots (including pre- or post-auction);

6.1.7 Decline bids for the lot at our discretion;

6.1.8 Change the type of sale for a lot at our discretion;

6.1.9 Regulate bidding increments and the order of lots;

6.1.10 Accept remote bids;

6.1.11 Resolve bidding disputes;

6.1.12 Re-offer a lot for sale following bidding disputes;

6.1.13 Bid on behalf of the seller up to the reserve price;

6.1.14 Sign the contract of sale on behalf of the seller;

6.1.15 Sign the memorandum of sale on behalf of the seller;

6.1.16 Carry out the exchange of contracts;

6.1.17 Repudiate a contract between the seller and buyer;

6.1.18 Change the date or time of the auction at our discretion;

6.1.19 End the auction early or cancel the auction without giving a reason; and

6.1.20 Withdraw lots from auction at our discretion.

6.1.21 Verify your identity in accordance with clause 22 of this Agreement.

6.2 By bidding on a property, you confirm your agreement to be bound by these terms. Under these terms, you give us authority to:

6.2.1 Receive and hold deposits;

6.2.2 Receive auction fees (including a Buyer's Fee);

6.2.3 Accept your bid for the lot;

6.2.4 Sign a contract of sale on your behalf when you are the highest bidder;

6.2.5 Repudiate a contract between you and the seller.

7. RESERVE PRICE

7.1 Unless otherwise stated, all lots are subject to a reserve price.

7.2 The reserve price is the price which must be reached before a lot will be sold. It can be changed at any time up to the time of the auction.

7.3 The reserve price is confidential, but it will be at or below the top band of the guide price (if the guide price is a range) or within 10% of the guide price (if the guide price is a single figure).

7.4 The seller can bid up to the reserve price but is not allowed to make a bid equal to or exceeding the reserve price. You accept and

acknowledge that bids below the reserve price may be made by or on behalf of the seller.

7.5 The seller can choose to sell below the reserve price prior to auction.

8. GUIDE PRICE

8.1 The guide price is the marketing price or advertised price for the lot.

8.2 The guide price is not a guarantee or an indication of minimum value. The guide price is not necessarily the market value of the lot.

8.3 The guide price is not set with the help of a Chartered Surveyor and you must engage your own reports and surveys to satisfy yourself of the value of the property before you bid.

8.4 The guide price can change at any time up to the start of the auction.

8.5 The sale price can exceed the guide price. Sometimes, the sale price is lower than the guide price.

9. CHECKING FOR UPDATES

9.1 Lots of information can be changed up to the time of the auction, including the property details, reserve price, and guide price. You must make sure you check for updates before you bid for a property.

9.2 If you fail to check for updates, you do so at your own risk.

9.3 You can check for updates by:

9.3.1 Checking the webpage for the lot;

9.3.2 Re-downloading the legal pack on the day of the auction;

9.3.3 Checking any late announcements and addendum documents; and

9.3.4 Listening carefully to the auctioneer introducing the auction and the property.

9.4 When you bid, you are taken to have read any late amendments, addendums, or updates even if you have not done so. You are deemed to have full knowledge of any changes made to the information provided about the lot (including the legal pack).

9.5 The auctioneer will make announcements at the start of the auction and it is important that you listen carefully (as well as taking the steps listed in 11.3). After the initial announcements, the auction will proceed without delay and the auctioneer will not describe the properties in detail nor read out the special conditions or amendments.

10. TAX

10.1 Stamp Duty Land Tax, Land and Buildings Transaction Tax, VAT, or other charges may apply to some sales. These costs will not be confirmed in the legal pack.

10.2 It is your responsibility to make your own enquiries and seek appropriate advice as to the possible tax consequences of the sale before you bid.

10.3 If you withdraw from the sale after you have won the lot because of tax consequences, you will lose any deposits or fees paid and the seller may take legal action against you.

11. THE LOT

11.1 All the statements contained in particulars of sale or descriptions of the lots in documentation or given by our employees or agents are made without responsibility and you must not rely on them as statements or representations of fact. They do not represent any warranties whatsoever in relation to the lots. You must satisfy yourself as to the accuracy of the particulars before bidding.

11.2 Any suggested rental incomes and yields may be subject to any necessary energy efficiency improvements. In Scotland, from 1 October 2020, any new tenancy will require the property to have an EPC of at least band E; by 31 March 2022, all properties will need to have at least EPC band E. If the particulars of sale state that the property is suitable for investment it will be for the buyer to ensure that the relevant EPC requirements are met.

11.3 The lot is sold subject to any tenancies disclosed in the legal pack or lot description.

11.4 The lot is sold subject to any special conditions set out in the property description or associated documentation but otherwise is sold with vacant possession on completion.

11.5 All measurements quoted in descriptions of the lot are approximate. You must verify the measurements yourself by visiting the property and/or commissioning a professional report or survey.

11.6 All location plans published in the particulars of sale are subject to copyright and are only provided to enable prospective purchasers to locate the property. The plans are not to scale and are not intended to depict the interest to be sold. The boundary lines and numbers on the plans or photographs are provided only to allow purchasers to locate the lot and do not depict the interest to be sold. You must visit the lot and commission the relevant searches and reports.

11.7 When you bid on a lot you are deemed to have relied only upon your own knowledge or the advice of your own professionals or advisors, and not on the particulars of sale or description or photographs of the lot.

11.8 All Ordnance Survey maps are reproduced with the sanction of the Controller of HM Stationery Office (Crown Copyright Reserved Licence No LIG0183).

11.9 The services, kitchen and sanitary ware, electrical appliances and fittings, plumbing and heating installations (if any) have not been tested by us or by the seller. Before you bid on a property, you must undertake your own investigations, reports and surveys to clarify the suitability and condition of any such services.

11.10 The lot is also sold subject to the following, whether or not they are disclosed by the seller or are apparent from inspection of the lot or from the documents provided or from the legal pack or would have been obvious had you acted as a prudent buyer:

11.10.1 Matters registered or capable of registration as local land charges;

11.10.2 Matters registered or capable of registration by any competent authority or under the provisions of any statute;

11.10.3 Notices, orders, demands, proposals, and requirements of any competent authority;

11.10.4 Charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways, or public health;

11.10.5 Rights, easements, quasi-easements, and wayleaves;

11.10.6 Outgoings and other liabilities;

11.10.7 Any overriding interest

11.10.8 Matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not you have made them; and

11.10.9 Anything the seller does not and could not reasonably know about.

11.11 Where anything subject to which the lot is sold would expose the seller to liability you are to comply with it and indemnify the seller against that liability.

11.12 The seller must notify you of any notices, orders, demands, proposals, and requirements of any competent authority of which it learns after the contract date, but you must comply with them and keep the seller indemnified.

11.13 The lot does not include any tenant's or trade fixtures or fittings. If the special conditions state that chattels are included, you take them as they are at completion and the seller is not liable if they are not fit for use. From 1st April 2022 any new tenancies will require EPC band D and from 31st March 2025 all properties will need to have at least EPC band D.

11.14 You buy with full knowledge of the documents relating to the lot (whether or not you have read them) and the condition of the lot (whether or not you have inspected it and commissioned appropriate reports and surveys). This is why it is important that you take the steps set out in 7.2.

11.15 You admit that you are not relying on the information contained in the particulars of sale or on any representations made by or on behalf of the seller, except that you may rely on the seller's solicitor/conveyancer's written replies to written enquiries to the extent stated in those replies.

11.16 The seller cannot be required to transfer the lot to anyone other than the buyer.

12. SPECIAL CONDITIONS AND ARTICLES OF ROUP

12.1 The lots are sold subject to any special conditions of sale, which are available for inspection at the office of the seller's solicitor/conveyancer, our office, in the auction room, and on our website.

12.2 The lots are sold subject to the Articles of Roup which are available for inspection at the office of the seller's solicitor/conveyancer, our office, in the auction room, and on our website.

12.3 The Special Conditions may include additional fees inserted by the seller, and are separate to those payable to SDL Property Auctions.

12.4 You must view and take into account the special conditions and Articles of Roup before bidding.

12.5 When you bid, you are taken to have read and accepted the special conditions and Articles of Roup, even if you have not done so.

13. SALE BEFORE OR AFTER AUCTION

13.1 Lots may be sold before the auction.

13.2 If you submit a bid before or after auction and it is accepted, the same fee and deposit rules apply as if the lot had been sold at auction.

13.3 To submit a pre-auction bid, you must submit a formal written offer to us.

13.4 You cannot withdraw a pre or post-auction bid once a reservation contract has been signed or contracts of sale have exchanged.

13.5 If you submit a pre or post-auction bid, you are

taken to have undertaken all measures that a prudent buyer would undertake, including all of the measures listed in Clause 5.2. If you fail to take appropriate measures before bidding, you do so at your own risk. You cannot later withdraw from the sale without incurring financial consequences.

13.6 We will relay your pre or post-auction bid to the seller, but we give no guarantees or warranties regarding the timing of relaying the offer.

13.7 We are not responsible for any of your costs or losses if a lot you were interested in buying is sold or withdrawn before auction.

13.8 If your pre or post-auction bid is accepted you may be asked to pay a 'closed bid' online, with the remainder of the monies owed being paid over the phone or by bank transfer. We will advise you of the method of payment required at our discretion.

13.9 If a pre or post-auction bid is accepted by the seller, you become liable to pay our fees and any applicable deposit when a reservation agreement or contract of sale is signed.

13.10 If a pre or post-auction bid is accepted by the seller, you must instruct solicitor/conveyancer within 7 days otherwise we (as agent for the seller) can treat the contract as at an end or sign the appropriate documentation (including a contract of sale or memorandum of sale) on your behalf. The seller may pursue you for losses and we may take action against you in respect of unpaid auction fees.

13.11 Whether the lot is sold before or after auction, this does not affect the terms of this Agreement.

14. BIDDING

14.1 All bids are made in pounds sterling and are exclusive of any applicable VAT or other taxes.

14.2 We may refuse to accept a bid without giving a reason.

14.3 You cannot withdraw a bid.

14.4 By placing a bid, you become personally liable to fulfil the obligations of the winning bidder as set out in these terms and conditions, even if you bid as agent on behalf of somebody else.

14.5 If you bid on behalf of a company, you warrant that the company is properly constituted and has the necessary funds to and is able to purchase the property.

14.6 By placing a bid, you warrant that you have the necessary funds (or necessary finance) to pay the purchase price for the property along with the applicable Buyer's Fee or Reservation Fee (as applicable). If you withdraw from the sale due to lack of funds, you will lose your Reservation Fee, Buyer's Fee and deposit.

15. THE WINNING BID

15.1 The successful bidder is under a binding contract to purchase the relevant property when the auction for the lot comes to an end. For Timed Auctions conducted online, the timeslot for each lot will be displayed on the webpage. For Auction Events, (hosted by a live auctioneer), the auction for the lot will end on the fall of the auctioneer's gavel.

15.2 As soon as the events mentioned in 17.1 (as appropriate) occur, you are immediately liable to pay the deposit and applicable fees. You immediately become responsible for insuring the property – the property is at your risk from the moment that you win the bid.

15.3 You must present to us your name and address on request and, if appropriate, the name and address of the person or company on whose behalf you were bidding.

15.4 We reserve the right to require you to provide a form of ID to us, on request, to hold as security (e.g.: passport or driving license).

15.5 You will not be entitled to take possession of the property or have keys to the property until completion of the sale.

16. LEGAL PACK & LEGAL ADVICE

16.1 You must view the legal pack and home report for a lot. It is strongly recommended that you instruct a qualified professional to review this and raise any necessary enquiries before bidding.

16.2 The legal pack and home report can change at any time up until the auction starts so you must check the most recent version of the legal pack and the addendum before bidding on the property. Failure to check for changes to the legal pack will not be a valid reason for withdrawing from the sale.

16.3 The legal pack and home report is not prepared by SDL Property Auctions and we are not responsible for and give no guarantee or assurance as to the accuracy of its contents. We shall not have any liability to you for any inaccuracies contained in the legal pack. Where we display or provide documents provided or created by third parties, we do so only on the basis that we are not responsible for the accuracy of the information contained in that document.

16.4 If you require legal advice concerning the contents of the legal pack or conveyancing process, you must direct these questions to the instructed third party who is acting for the seller. SDL Property Auctions cannot provide legal advice concerning the contents of the legal pack or the conveyancing process, and we accept no liability for any inaccuracy or omission of legal advice provided by any third party.

17. YOUR OBLIGATIONS TO US

17.1 You must:

17.1.1 Familiarise yourself with these terms in their entirety before bidding;

17.1.2 Provide all information we reasonably need to be able to complete the reservation agreement, memorandum of sale, or Minute of Preference and Enactment to effect the contract of sale when you are the winning bidder (we may sign on your behalf);

17.1.3 Sign the necessary documents including the Reservation Agreement or Minute of Preference and Enactment (as applicable) when you are the winning bidder (we may sign on your behalf);

17.1.4 Pay the applicable Buyer's Fee detailed in clause 4;

17.1.5 Pay the applicable deposit detailed in clause 4;

17.1.6 Complete the sale within the timeframes set out in clause 4;

17.1.7 Provide all necessary identification documentation to allow us to comply with our legal obligations.

18. OBLIGATIONS UNDER A CONTRACT OF SALE

18.1 As soon as your bid is accepted at the close of the auction of an unconditional lot, a contract of sale is entered into.

18.2 Under the contract of sale, you must:

18.2.1 Provide all necessary information reasonably required to complete the formal Minute of Preference and Enactment that, together with the Articles of Roup, forms the contract of sale;

18.2.2 Provide all necessary identification and proof of address documentation;

18.2.3 Take all necessary measures to complete the sale within 20 business days (or as otherwise stated in the special conditions);

18.2.4 Sign a formal written contract if requested to do so;

18.2.5 Pay any applicable Buyer's Fee (see clause 4);

18.2.6 Pay a deposit (see clause 4); and

18.2.7 Complete the sale (and pay the full purchase price) within 20 business days (or as otherwise specified in the special conditions).

18.3 If you fail to comply with the conditions set out above, we may (as agent for the seller) treat you as being in repudiatory breach of the contract of sale and so treat that contract as at an end. This means we can re-offer the property for sale. You will not be able to recover your deposit or Buyer's Fee and the seller will have a claim against you for breach of contract.

19. DEPOSITS

19.1 When you pay a deposit, we will hold your deposit as stakeholder for the seller (subject to clause 19.6)

19.2 The deposit is non-refundable. If you withdraw from the sale, you will not get your deposit back. We will pay the deposit to the seller's solicitor/conveyancer.

19.3 If the seller withdraws from the sale, we will return the deposit to you or your solicitor/conveyancer.

19.4 When the sale completes, we will pass the deposit to the seller's solicitor/conveyancer and it will be deducted from the purchase price of the property.

19.5 We may retain the Minute of Preference and Enactment signed by or on behalf of the seller until the deposit has been received in cleared funds.

19.6 If you pay the deposit but do not pay your Buyer's Fee on time, we may deduct the amount of the outstanding fees from the deposit. This means that the amount passed to the seller's solicitor/conveyancer will be the deposit less any fees that have been deducted and you will need to make up this difference when you pay the full purchase price.

19.7 Interest earned on the deposit (if any) will be passed to whoever the deposit is passed to.

20. PAYMENT

20.1 For Timed Auctions, fees and deposits must be paid before exiting the online bidding platform through our third-party provider Sagepay. You will be required to provide your card details to access the online bidding platform. Your card will then be charged automatically in the event that you place a winning bid, for the applicable fees and deposit. You will receive an automatic

email confirming receipt of payment. The amount that will be automatically charged will be fixed at the point you place your bid, and is calculated in accordance with the guide price of the Property that applied at the time of placing your bid. If the guide price is subsequently reduced, SDL Property Auctions will issue a refund of the difference in monies taken. If the amount charged to your card does not equal the total payment required, you will then be contacted by a representative of SDL Property Auctions to pay the difference over the telephone.

20.2 For Auction Events conducted in-person at the auction venue, fees and deposits must be paid before leaving the auction venue.

20.3 For Auction Events conducted online, fees and deposits must be paid immediately after a winning bid has been placed. Prior to the auction, we will email you to register your card details with our third-party provider, Stripe. Your card details will be stored on their secure online payment platform.

Payment will only be taken from you in the event of a winning bid. In this case, you will be contacted by one of our representatives to make payment. If we cannot make contact with you within 24 hours after the auction ends, we reserve the right to charge your card for the amount owed.

20.4 We do not accept cheques.

20.5 You cannot use a credit card or cash to pay any part of the deposit.

20.6 If you fail to pay fees or the deposit by the specified timescales in 23.1, 23.2 or 23.3 as appropriate, we can (as agent for the seller) treat the contract of sale or reservation agreement (as applicable) as repudiated (terminated) and reoffer the lot; if we do this, the seller may take legal action against you. Alternatively, we may sign the appropriate documents (reservation agreement, memorandum of sale, or Minute of Preference and Enactment) on your behalf.

21. BETWEEN THE END OF THE AUCTION AND COMPLETION

21.1 From the date of the contract of sale the seller does not have a responsibility to insure the lot and you bear all risks of loss or damage unless the lot is sold subject to a tenancy that requires the seller to insure the lot or the special conditions require the seller to insure the lot.

21.2 If the seller is required to insure the lot, then the seller:

21.2.1 Must show you, on request, all relevant insurance details;

21.2.2 Must use reasonable endeavours to maintain the policy;

21.2.3 Gives no warranty as to the adequacy of the insurance;

21.2.4 Must, at your request, use reasonable endeavours to have your interest noted on the policy if it does not cover a contracting purchaser; and

21.2.5 Must hold on trust for you any insurance pay outs made under the policy, and you must, on completion, reimburse the seller for the cost of that insurance policy.

21.3 No damage or destruction of the lot, nor any deterioration in its condition, however caused, entitles the buyer to any reduction in price or to delay completion or to refuse to complete.

21.4 You have no right to enter into occupation of the lot before completion.

22. PROOF OF IDENTITY AND RESIDENCE

22.1 We are required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to verify the identity and residential address of our customers. We will therefore require you to provide proof of identification (such as a passport or driving license) and may request other supporting documentation at our discretion.

22.2 If we ask you for proof of identification and you do not provide the necessary documentation before the auction, we may prevent you from bidding and we will not be liable to you for any losses suffered as a result.

22.3 If you refuse to provide such identification, the sale will not go ahead, and you will lose any deposit, Reservation Fee or Buyer's Fee that you have paid.

22.4 We will use the information you provide to perform an electronic identity check, using our third-party referencing providers, Credas and ETSOS/Experian. These providers will check the personal details supplied against their databases to verify your identity and residential address. This is not a credit check and will have no effect on your credit history. These third parties may also use your details in the future to assist other companies for verification purposes. By signing this agreement, you consent to this electronic identity check being undertaken.

22.5 Where the deposit or fees are paid from a bank account in someone else's name, we may require that person to provide us with appropriate identification.

22.6 Where there is more than one buyer, we require all buyers to provide appropriate identification and undertake electronic identity checks as explained in 22.4.

22.7 If you are bidding as agent for someone else, we require form of authority signed by the potential buyer for you to bid on their behalf, together with appropriate identification from both you as agent and the principal. Electronic identity checks will be conducted on you both in accordance with 22.4. By signing this Agreement, you confirm that the principal is aware that this electronic identity check will be undertaken and understands the purpose for which we are processing their personal data.

23. CONFLICTS OF INTEREST

23.1 We are legally required to disclose to you any conflict of interest that we may have with the seller, and we are required to disclose to the seller any conflict of interest we may have with you.

23.2 If you think you might have a conflict of interest with us (for instance, because you or a family member works for SDL Property Auctions), please let us know as soon as possible so that we can comply with our obligation to notify the seller.

23.3 If we know of a potential conflict of interest between us and the seller, we will include it in the information about the property. Sometimes, we do not find out about potential conflicts straight away, so always check the property information again before bidding.

24 WITHDRAWING FROM THE SALE

24.1 If you are the winning bidder, you are legally obliged to buy the property.

24.2 If you withdraw from the sale before completion, there will be several consequences:

24.2.1 You will lose any non-refundable deposit that you have paid;

24.2.2 You will lose any non-refundable Buyer's Fee that you have paid;

24.2.3 You will lose any non-refundable Reservation Fee that you have paid;

24.2.4 The seller may take legal action against you for breach of contract.

24.3 If you fail to complete the sale by the completion date, also known as the "Settlement Date" within the Articles of Roup, the seller may serve Notice to Complete (in accordance with 28.7) and once the contract has been rescinded we can re-offer the property for sale without any obligation owed to you and you will lose your non-refundable fees and deposits.

25. CONDITIONS OF SALE

25.1 When you buy at auction under an unconditional sale, you agree to be bound by the Minute of Preference and Enactment & Articles of Roup, which form part of and are in addition to these terms. The Minute of Preference and Enactment & Articles of Roup will be signed on your behalf under the authority provided in this Agreement. These documents can be viewed on SDL Property Auctions' website, or you can ask us for a copy. You must read the Minute of Preference and Enactment & Articles of Roup in full before purchasing a property through SDL Property Auctions. If you fail to do so, you will remain bound under these terms.

26. OUR LIABILITIES

26.1 In marketing and auctioning property, we act only as agent for the seller of that property, we do not act on our own behalf.

26.2 We offer no guarantees or representations as to the condition of specifications of any property that we offer for sale.

26.3 We offer no guarantee or representation that the seller will complete the sale within the required period.

26.4 We shall not be liable to either party if the buyer or seller withdraws from an agreement to sell and thereby causes loss to the other party.

26.5 You acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against us for any loss.

26.6 We do not exclude our liability for anything that we cannot legally exclude liability for, including death or personal injury and fraudulent misrepresentation.

27. JURISDICTION

27.1 These terms are subject to the exclusive jurisdiction of the courts of Scotland.

28. RESOLUTION OF COMPLAINTS

28.1 Our complaints handling policy can be found at: www.sdlauctions.co.uk/complaints-handling-procedure/

29. DATA PROTECTION

29.1 We will process your personal data in accordance with our data protection policy: www.sdlauctions.co.uk/privacy-policy/.

Document updated January 2021

SHEPHERD
CHARTERED SURVEYORS

SHEPHERD
COMMERCIAL
PROPERTY AUCTIONS

One triangle all angles covered

ONLINE / LOCAL / NATIONAL

- Aberdeen 01224 202800
- Ayr 01292 267987
- Coatbridge 01236 436561
- Cumbernauld 01236 780000
- Dalkeith 0131 663 2780
- Dumbarton 01389 731682
- Dumfries 01387 264333
- Dundee 01382 220699
- Dunfermline 01383 731841
- East Kilbride 01355 248535
- Edinburgh 0131 557 9300
- Elgin 01343 553939
- Falkirk 01324 635 999
- Fraserburgh 01346 517456
- Galashiels 01896 750150
- Glasgow Commercial 0141 331 2807
- Glasgow South 0141 649 8020
- Glasgow West End 0141 353 2080
- Greenock 01475 730717
- Hamilton 01698 534288
- Lanarkshire Commercial 01698 897548
- Inverness 01463 712239
- Kilmarnock 01563 520318
- Kirkcaldy 01592 205442
- Livingston 01506 416777
- Montrose 01674 676768
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