

Shepherd Commercial Property Auction Catalogue



**Wednesday 23rd February 2022
at 2.30pm**

Broadcast live online with remote bidding only.

0333 016 4000

shepherd-commercial.sdlauctions.co.uk



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	5, 7 and 9-11 Bank Street, Airdrie ML6 6AF	£300,000+	20	Former TSB Bank, 74 High Street, Wick KW1 4NE	£85,000+
2	84-86 Dockhead Street, Saltcoats KA21 5EL	£145,000+	21	108 Union Street, Larkhall ML9 1EF	£255,000+
3	2-4 Bank Street, Annan DG12 6AA	£115,000+	22	6 Whitburn Road, Bathgate, West Lothian EH48 1HH	£365,000+
4	372 Dumbarton Road, Glasgow G11 6RZ	£245,000+	23	Flat 6, 84 High Street, 15D McCalls Avenue , and Flat 3, 37 Mill Street Ayr KA7 1PQ	£110,000+
5	53 Sandgate, Ayr KA7 1DA	£68,500+	24	6 Queensberry Square, Dumfries DG1 1BL	£525,000+
6	1 Catherine Street, Arbroath DD11 1RL	£100,000+	25	Keith House, 4 Seagate, Peterhead AB42 1FP	£137,000+
7	120-122 High Street, Elgin IV30 1BW	£190,000+	26	197-199 King Street, Castle Douglas DG7 1DT	£125,000+
8	21 Alloway Street, Ayr KA7 1SH	£105,000+	27	Star Hotel, 7 New Wynd, Montrose DD10 8RB	£265,000+
9	110 Argyll Street, Dunoon PA23 7NE	£65,000+	28	Development site at Blair Road, Dalry KA24 4DE	£385,000+
10	1 Bank Street, Ferryhill, Aberdeen AB11 7ST	£95,000+	29	109 Queensberry Street, Dumfries DG1 1BH	£175,000+
11	64 Dalrymple Street, Girvan KA26 9BT	£44,000+	30	57-61 Marischal Street, Peterhead AB42 1PR	£137,000+
12	29-31 Bridgegate, Irvine KA12 8BJ	£235,000+	31	6 Skene Street and 22 Market Street, Macduff AB44 1QP	£68,000+
13	1A Melville Terrace, Stirling FK8 2ND	£127,500+	32	72-76 Dalblair Road, Ayr KA7 1UQ	£55,000+
14	Land at Lower Transy, Dunfermline KY12 7QL	£5,000+	33	175 High Street, Dumfries DG1 2QT	£160,000+
15	14 Deacons Place, Girvan KA26 9BZ	£32,000+	34	35 Summer Street, Aberdeen AB10 1SB	£137,000+
16	Land at Sighthill , Dalmellington KA6 7PS	£85,000+	35	3 Argyle Street, Greenock PA15 1XA	£35,000+
17	First Floor Offices, 13 Harbour Road, Longman Industrial Estate, Inverness IV1 1SY	£130,000+	36	79/81 George Street, Ayr KA8 0AQ	£130,000+
18	Gordon Chambers, Suites 2/2 & 2/3, 82 Mitchell Street, Glasgow G1 3NA	£155,000+	37	123-125 King Street, Castle Douglas DG7 1LZ	SOLD PRIOR
19	Bridgegate Square, Bridgegate, Irvine KA12 8BQ	£295,000+			

Wednesday 23rd February 2022

**BROADCAST LIVE ONLINE
WITH REMOTE BIDDING ONLY**

CLICK HERE

**TO SUBMIT YOUR TELEPHONE, PROXY
OR INTERNET BID**

Auction commences at 2.30pm



MESSAGE FROM THE AUCTIONEER



**Andrew
Parker**

**Managing Director
& Auctioneer at
SDL Property Auctions**



**Barry
Dunlop**

**Head of Shepherd
Commercial
Auctions**

Welcome to our February Shepherd Commercial Property Auction catalogue

We're excited to launch our February auction catalogue featuring 37 fantastic commercial opportunities across Scotland with a combined value of over £6m.

After a successful year of sales by auction in 2021, we're looking forward to achieving more great results over the next 12 months. 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 we find lot 29, 109 Queensberry Street a substantial three storey retail premises currently divided into two separate units. The building is category B listed and features traditional sandstone walls. The main retail space extends over the ground, first and second floors, with the basement and attic floors currently used for storage. The property is well suited to a variety of commercial uses, and future residential conversion of the upper floors (subject to the necessary planning consents). With an average combined passing rent of circa £21,000 per annum, this would make a great investment on the *guide price of £175,000+ plus fees.

Moving northwards to Airdrie is lot 1, 5, 7 and 9-11 Bank Street, a prime investment location in a prominent position in the town centre. There are currently three well established commercial occupiers in the units, that generate a passing rental income of £59,000 per annum. All three premises are open plan towards the front and benefit from a staff WC and tea prep area. The upper floors are under separate ownership. With a guide price of £300,000+ plus fees, this would be a lucrative investment for anyone looking to add to their portfolios.

To the east in Peterhead is lot 17, an office premises extending to 13,022 sq. ft. which is a prime opportunity for redevelopment (subject to planning consents). This features open plan office accommodation over various floors, accessible via an internal staircase and passenger lift. Currently the location benefits from a tarmacked car park, which accommodates approximately 10 vehicles. Keith

House is being sold with vacant possession, making this a great opportunity for any business looking for new office space or an investor looking for a development opportunity. It has a guide price of £137,000+ plus fees.

In Annan, in the southwest of Scotland, lot 3 is 2-4 Bank Street – a stunning red sandstone property which is suitable for a variety of commercial uses. Set out over two storeys and an attic space, as well as a partial basement, the potential for this lot is huge. Currently, the ground floor is arranged as a café/retail unit, while the first and second floors are used as office space. With scope for residential development (subject to planning consents) as well as being capable for multiple occupancy, this is not an opportunity to be missed with a guide price of £115,000+ plus fees.

If you have any questions about any of the lots for sale, or the process for buying 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.

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

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

5, 7 and 9-11 Bank Street, Airdrie ML6 6AF

Modern retail parade totalling 3,473 sqft in the town centre of Airdrie



Features:

- Prime portfolio investment
- Passing rent: £59,000 per annum
- Three well established commercial occupiers

Description:

The subjects form three ground and lower ground floor retail units of a larger two-storey mixed-use commercial parade. The units are predominantly open plan towards the front, staff W/C and tea prep can be found within the lower ground floor. The upper floors appear to be of office use and are under separate ownership.

Accommodation:

5 Bank Street: 115.11 sq m (1,239 sq ft)
7 Bank Street: 65.77 sq m (708 sq ft)
9-11 Bank Street: 141.77 sq m (1,526 sq ft)

Location:

The subjects occupy a prominent position on the northern side of Bank Street within the Airdrie area of North Lanarkshire. Airdrie is located approximately 12 miles to the east of Glasgow and 40 miles to the west of Edinburgh. Airdrie benefits from nearby access to the M8 Motorway with junction 6 being approximately 3 miles away. Airdrie further benefits from various public transport amenities such as the local train station which is in very close proximity to Bank Street. Regular bus services to and from the city centre of Glasgow are also available.

Energy Efficiency Rating: TBC

Tenure: See Legal Pack

Viewing:

Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 07720 466 035 Email: a.honeyman@shepherd.co.uk

***Guide Price £300,000+ (plus fees)**

Tenancies:

ADDRESS	TENANT	RENT (PER ANNUM)	ENTRY DATE	EXPIRY DATE
5 Bank Street	Cancer Research UK	£24,000	03/07/98	02/07/22
7 Bank Street	Jones and Hoyland Limited	£12,500	31/01/97	30/04/28
9-11 Bank Street	Done Brothers (Cash Betting) Ltd	£22,500	20/06/12	19/06/22

Passing rent of £59,000 per annum, providing a potential net yield of 19.04% at the current Guide Price. Please see legal pack for further details.

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

LOT 2

84-86 Dockhead Street, Saltcoats KA21 5EL

Retail investment property with a passing rent of £20,000 per annum



Features:

- Prime retail investment
- Prominent high street location
- Let to Shoe Zone Ltd
- Rent £20,000 per annum

Description:

The subjects comprise a two storey terraced property of traditional construction formed in brick walls with a pitched and concrete tile roof with single storey extension to the rear. The unit benefits from aluminium framed display frontage with double entrance doors. The accommodation comprises a ground floor sales area with stock room to the rear. A staircase leads to the upper floors of the building where additional stock rooms and staff wc's are located.

Accommodation:

Ground Floor - 207.47 sq m (2,333 sq ft)
First Floor - 101.72 sq m (1,095 sq ft)
Second Floor - 28.42 sq m (306 sq ft)
Total - 337.61 sq m (3,634 sq ft)

Location:

The subjects are located on the south side of Dockhead Street at its junction with Windmill Street, Chapelwell Street and Hamilton Street within Saltcoats town centre. The subjects are located in a prominent commercial town centre location with nearby occupiers including Boots, Betfred, Vapourized and Ladbrokes.

Saltcoats lies in the North Ayrshire Council area and forms a small conurbation with the adjoining towns of Ardrossan and Stevenston known as the Three Towns. Saltcoats itself has a population of around 11,200 and is well served in terms of services and facilities. The town enjoys reasonable transport links via the A78 and has the benefit of a mainline railway station.

***Guide Price £145,000+ (plus fees)**



Energy Efficiency Rating: TBC

Tenure: See Legal Pack

Viewing:

Viewings by arrangement with Shepherd Commercial Property Auctions
-Tel: 0333 016 4000 Email: kevin.bell@shepherd.co.uk

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

Subject to tenancy. The property has been occupied by Shoe Zone Retail Ltd for a number of years with a new lease taking effect from 11 th January 2022 incorporating annual mutual break options and with the repairs obligation limited through a Schedule of Condition.

The rent has been re based from £40,000 per annum to £20,000 per annum.

LOT 3

2-4 Bank Street, Annan DG12 6AA

Large two storey and attic building with rear courtyard



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

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%+VAT (3% inc VAT) subject to a minimum of £2,500+VAT (£3,000+VAT).

Vacant possession upon completion

LOT 4

372 Dumbarton Road, Glasgow G11 6RZ

Mid-terrace retail unit

Features:

- Total area: 91.14 sq m (981 sq ft)
- West End retail investment
- Lease secured until July 2026 with a passing rent of £25,000 per annum

Description:

The subjects comprise the ground floor, mid-terrace retail unit forming part of a larger 3 storey building of sandstone construction and surmounted by a pitched roof. Internally the unit is fitted out to a high standard and consists of an open plan sales area situated towards the front of the property. Staff kitchen and W/C Facilities can also be found at the rear of the property.

Tenancy:

The subjects are currently let to First Glasgow (No 1) Ltd on a full repairing and insuring lease with a lease expiry on 1 st July 2026. Current passing rent is £25,000 per annum giving a potential net yield of 9.95% at the current Guide Price.

Location:

The subjects are situated in the affluent West End of Glasgow on Dumbarton Road. Dumbarton Road is one of the main arterial routes within the West End and carries high levels of vehicular and pedestrian traffic. Access to the Clydeside Express way is located a very short distance away and connects to junction 18 of the M8 motorway. The surrounding area consists of traditional flatted dwellings at upper floors, with commercial occupiers at ground floor level which consist of both local and national operators. Nearby access to excellent public transport facilities with Partick train, bus and subway station located within a 2 minute walk.



Energy Efficiency Rating: TBC

Tenure: See Legal Pack

Viewing:

Viewings by arrangement with Shepherd Commercial Property Auctions -
Tel: 07720 466 035 Email: a.honeyman@shepherd.co.uk

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

***Guide Price £245,000+ (plus fees)**

LOT 5

53 Sandgate, Ayr KA7 1DA

Modern shop unit in town centre location

Features:

- Modern shop unit
- Town centre location

Description: The property comprises a retail shop occupying part of the ground floor of a modern three storey and attic property formed in brick and slate with single storey projection to the rear. Internally the unit is well presented offering a large regular shaped sales area with staff w.c. to the rear.

Floor Area: 87.1 sq m (937 sq ft)

Location: The subjects are located on Sandgate a prominent secondary retailing location within Ayr town centre. Nearby retailers include Coral, Co op and Wetherspools. Sandgate is a one way street which carries traffic through Ayr town centre. Ayr is the principal settlement in the South Ayrshire Council area with a population of around 46,800.

Energy Efficiency Rating: D

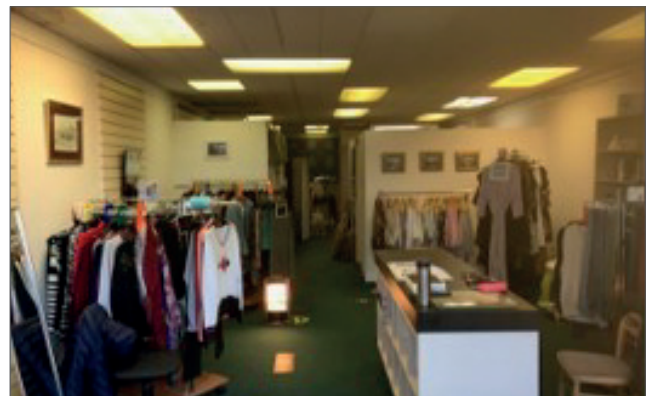
Tenure: See Legal Pack

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 for this lot is 2.4% inc VAT subject to a minimum of £1,600 inc VAT.

Vacant possession upon completion

***Guide Price £68,500+ (plus fees)**



Former nightclub with separate residential accommodation



Features:

- Prominent corner location opposite train station on busy thoroughfare
- Former leisure property over basement, ground and first floor
- Second floor residential flat with large attic storage suitable for reconfiguration.
- Circa 4,500 sq ft spanning 4 floors
- Great development potential (stpp)

Description:

The building comprises a former nightclub with separate residential accommodation arranged over 4 floors. The first three floors comprise a basement/cellar area, ground floor bar and first floor nightclub area with associated storage and toilet facilities. The second floor is existing residential and comprises 3 bedrooms, kitchen, bath and shower room. An external balcony is accessible via the kitchen. Outline plans have been commissioned to convert the sizeable attic space into two separate bedrooms with new stair access. There are various options for alternative uses for the property including a mix of commercial and residential uses subject to local authority consent.

Accommodation:

Basement - 66.89 sq m (720 sq ft)
Ground Floor - 65.02 sq m (200 sq ft)
First Floor - 147.79 sq m (1,591 sq ft)
Second Floor - 123.46 sq m (1,329 sq ft)

Location:

Arbroath is positioned on the north east coast of Scotland approximately 29 km (18 miles) north east of Dundee, within the Local Authority region of Angus. The town, which is the largest of the Angus towns, has a resident population of some 23,500 persons (Source Angus Council). The property is located on the corner of Catherine Street and Westport, a popular secondary location opposite Arbroath train station and within short walking distance of the town centre. Surrounding occupiers include Ladbrokes, as well as a mix of local retail units and residential accommodation. On street parking is available on the surrounding streets and at public car parks nearby.



Planning:

Interested parties are encouraged to make their own enquiries with regards planning and future use to Angus Council Planning Department.

Energy Efficiency Rating: Residential - E, Commercial - G

Tenure: See Legal Pack

Viewing:

Viewings by arrangement with Shepherd Commercial Property Auctions
-Tel: 0333 016 4000 Email: kevin.bell@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee for this lot is 1.75% +VAT (2.1% inc VAT) subject to a minimum of £1,750 +VAT (£2,100 inc VAT).

Vacant possession upon completion

***Guide Price £100,000+ (plus fees)**

Ground floor retail unit extending 217.92 sqm (2,346 sq ft)



Features:

- Ground floor retail unit
- Extensive frontage
- Grade C listed building
- Prime high street location
- Floor area: 217.92 sq m (2,346 sq ft)

Description: Ground floor retail unit, set within a larger 3-storey Category "C" Listed Building of stone and slate construction. The shop benefits from an extensive glazed frontage with centrally recessed glazed customer entrance doors. Internally the main sales area has a ceramic tiled floor. Lighting is provided by both LED lighting and halogen spot lights recessed within the suspended acoustic tiled ceiling. Removable partitioned walls have been erected towards the rear of the sales floor to provide changing rooms, along with a storage room and staff welfare facilities.

Accommodation:

The ground floor extends to approximately 217.92 sq m (2,346 sq ft).

Planning:

Class 1 (Shops). Other uses will be permitted subject to planning permission.

Location: Elgin is situated approximately 66 miles northwest of Aberdeen and 39 miles southeast of Inverness. Within the Moray Council area, Elgin is the main administrative, business and service centre with Forres, Buckie, Lossiemouth and Keith being classified as secondary settlements. The town is accessed by the A96 trunk road which runs between Aberdeen and Inverness. There is also a railway line between those two cities. Elgin has a population of approximately 23,128 (2011 Census) and is the regional town for Moray, with a primary catchment of approximately 90,000 within a 10-mile radius.

The subjects occupy a 100% prime pitch on Elgin High Street, which is the town's principal shopping thoroughfare. There is a good blend of local and national businesses nearby which include Holland and Barrett, Trespass, Shoe Zone and Duncan and Todd Opticians.

***Guide Price £190,000+ (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: F

Tenure: See Legal Pack

Viewing:

Viewings by arrangement with Shepherd Commercial Property Auctions
-Tel: 01463 412 239 Email: n.calder@shepherd.co.uk

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

Vacant possession upon completion

LOT 8

21 Alloway Street, Ayr KA7 1SH

Substantial showroom premises with scope for a variety of uses STPC

Features:

- Opposite proposed council backed town centre leisure centre
- Total gross area 611.32sqm (6,580 sq ft)

Description:

A substantial showroom premises set within a series of linked buildings. The original front facing building is formed in stone and slate with substantial brick extensions to the rear. Delivery access is available to the unit at the rear from Kyle Street.

Accommodation:

Entrance hallway, sales area, secondary sales area, store room, staff room, kitchen, wc.

Location:

Situated on the east side of Alloway Street to the south of its junction with Kyle Street/High Street in a prominent secondary town centre location. Shops in the area are occupied by local and national traders. Ayr is the principal settlement in the South Ayrshire Council area having a resident population of around 46,800.

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

Vacant possession upon completion

***Guide Price £105,000+ (plus fees)**



You can place a telephone, internet or proxy on any of the lots for sale in our Commercial property auctions.

Visit the website at

www.shepherd-commercial.sdlauctions.co.uk and submit your remote bidding form.

www.shepherd-commercial.sdlauctions.co.uk



Former bank premises



Features:

- Total accommodation 104.95 sq m (1,130 sq ft)
- Prominent town centre location

Description:

The subjects premises comprise a double-windowed retail unit arranged over ground floor within a two-storey sandstone building. Internally, the premises comprises a regular-shaped former banking hall, a number of small offices, staff kitchen and WC facilities to the rear.

Location:

The subject premises are set within the town of Dunoon which is the main settlement on the Cowal Peninsula and has a resident population of around 8,250. Specifically, the property is located in a prominent position on the east side of Argyll Street with nearby occupiers including Semi Chem, M and Co, Home Hardware and Boots the Chemist. Dunoon is accessible by both road and ferry, the ferry crossings being from Greenock and Gourock via Cal Mac and Western respectively, both of which offer a regular crossing 7 days a week with Western Ferries carrying vehicles and having a crossing time of approximately 20 minutes

Energy Efficiency Rating: E

Tenure: See Legal Pack

Viewing:

Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 0333 016 4000 Email: kevin.bell@shepherd.co.uk

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

Vacant possession upon completion

***Guide Price £65,000+ (plus fees)**



Two single storey building recently refurbished internally and externally



Features:

- Recently refurbished internally and externally
- Adjacent to Papa Johns takeaway
- Suitable for alternative uses subject to planning including residential
- Close proximity to Union Square

Description: The subjects comprise of two single storey buildings of blockwork and timber construction with part of the upper ground floor being constructed over part of the lower ground floor all under a flat felt covered roof. Internally the space is laid out to provide a potential seating area within the lower ground floor and a kitchen, preparation area and toilet within the upper ground floor.

Accommodation:

Lower Ground Floor: 93.03 sq m (1,001 sq ft)
Upper Ground Floor 96.79 sq m (1,042 sq ft)
Total: 189.82 sq m (2,043 sq ft)

Location: The subjects are located in Aberdeen City Centre and occupy a prominent position at the Bank Street and South College Street junction. More specifically, the property is located on the south side of Bank Street and forms part of the former Ferryhill Tavern. Aberdeen's Railway and Bus Station are just a short distance from the subjects along with Union Square, which is one of Aberdeen's main shopping and leisure destinations.

Planning: We have been advised that the subjects were granted class 3 consent in December 2017. Further information can be found on Aberdeen City Council Planning website using reference number 171224/DPP and purchasers should make their own enquires as to the validity of this consent. It should be noted that this consent included the front section of the property which has since had a further change of use and is no longer part of the demise. We believe the property may be suitable for alternative uses such as residential, office, retail, personal training etc subject to obtaining appropriate consents.

***Guide Price £95,000+ (plus fees)**



Residential Development:

Our client previously prepared plans for a potential residential redevelopment of the site for 3 flats. The plan of this scheme can be issued to interested parties upon request. However interests should make their own enquires with the local planning authority.

Tenure: See Legal Pack

EPC Rating: 1E Bank Street - D

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 3%+VAT (3.6% inc VAT) subject to a minimum of £2,895+VAT (£3,474 inc VAT).

Vacant possession upon completion

LOT 11

64 Dalrymple Street, Girvan KA26 9BT

Ground floor high street retail premises in prominent town centre location

Features:

- High street retail premises
- Prominent town centre location
- 80.84 sqm (870 sq ft)
- Former bank premises
- Suited to Class 1 or 2 use

Description:

The subjects comprise a ground floor former banking hall within a mid terraced tenement formed in stone walls with a pitch and slate roof. The property extends into a single storey rear projection.

Internally the unit comprises the former banking hall area together with the normal storage and w.c. facilities.

Floor Area:

Total - 80.84 sq m (870 sq ft).

Location:

The subjects are located within the town of Girvan which is situated within the South Ayrshire Council area. Girvan has a resident population of approximately 7,000 persons. Girvan is situated approximately 5 miles south of Turnberry and 20 miles south of Ayr. Dalrymple Street is the town's main retailing area where a range of national multiples are represented including Greggs and Superdrug.



Energy Efficiency Rating: E

Tenure: See Legal Pack

Viewing:

Viewings by arrangement with Shepherd Commercial Property Auctions - Tel: 0333 016 4000 Email: kevin.bell@shepherd.co.uk

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

Vacant possession upon completion

***Guide Price £44,000+ (plus fees)**

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Retail/office investment



Features:

- Prominent unit in pedestrianised precinct
- Fully occupied with a current rent of £24,750 per annum

Description:

A two storey and attic terraced property of traditional construction and surmounted by a pitched and slate roof incorporating dormer projections. The ground floor retail unit comprises a sales area with staff and storage facilities to the rear. The upper floor comprises cellular office accommodation with w.c. facilities.

Accommodation:

Ground Floor: 85.5 sq m (920 sq ft)
First Floor: 68.55 sq m (738 sq ft)
Second Floor: 43.95 sq m (473 sq ft)

Leases:

29 Bridgegate (Upper Floors): The subjects are let to Austin Kelly and Co Solicitors from 31st October 2002, the lease has recently been extended until 30th October 2031 with the rent passing £8,750 p.a. The tenant has the option to break the lease at 31st October 2026 although with a break penalty of £7,500 if exercised.

31 Bridgegate (Ground Floor Retail): The property is let to Ramsdens Financial Limited for a period of 10 years from 10th February 2012 with the lease subsequently extended to 9th February 2025. As part of the lease extension the recent was rebased from £22,000 p.a. to £16,000 p.a. with a rent concession amounting to £1.00 payable only for the quarter ending 31st May 2022.

Location:

The subjects occupy a prominent location on the south side of Bridgegate, west of its junction with High Street. Irvine has a resident population of around 33,600 and has a wide range of services and facilities available within the town centre. The town enjoys good road transport links via the A78 and A71 and also benefits from being on the Ayr-Glasgow rail line.

Energy Efficiency Rating: E and E

Tenure: See Legal Pack

Viewing: Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 0333 016 4000 Email: kevin.bell@shepherd.co.uk

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

***Guide Price £235,000+ (plus fees)**

LOT 13

1A Melville Terrace, Stirling FK8 2ND

Attractive office premises

Features:

- Attractive stone build class 4 office property
- Located in the Kings Park area of Stirling, close to the city centre
- Premises extends to 76.78 sq m / 826 sq ft
- Three dedicated parking spaces

Description:

The subject's comprise a highly attractive office premises arranged over the ground and first floor of a traditional stone and slate building. The premises comprises of 4 spacious offices, two WC's, one small kitchen / tea preparation room and two storage rooms, one on the first floor and one in the basement. The property also has a garage to the rear with access onto Park Terrace and a large attractive garden. There are three dedicated car parking spaces at the front of the property. The property is suitable for continued use as an office but may also have potential to redevelop for residential use.

Location:

Stirling city centre is located in the heart of Scotland. It has a resident population in the region of 45,000, whilst the wider Stirling Council area has a population of 90,000. Stirling has excellent transport links being adjacent to the M9 motorway, which links it to Glasgow and Edinburgh. Stirling has a busy mainline railway station providing regular connections to all of Scotland's main cities. The subjects are situated in a prominent position on the north east side of Melville Terrace, a popular and established business and residential location close to Stirling city centre. The location also benefits from good visibility from St Ninians Road and is within easy walking distance of public transport links. Occupiers in the immediate vicinity include Tax Services North Ltd, Southfield Bed and Breakfast, and Hill and Robb Solicitors.

***Guide Price £127,500+ (plus fees)**



Lease:

The property is currently let on a short term Informal agreement to a local firm of solicitors. The rear garage is let on an informally agreement for £500 per annum

Energy Efficiency Rating: TBC

Tenure: See Legal Pack

Viewing:

Viewings by arrangement with Shepherd Commercial Property Auctions - Tel: 0333 016 4000 Email: stewart.gorman@shepherd.co.uk

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

LEGAL PACKS

It is the buyers responsibility to read the Legal Pack before bidding.

These are available to download on our website as soon as they arrive from the Solicitor. If they aren't available when you register you will be notified by email as soon as they are updated.

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LOT 14

Land at Lower Transy, Dunfermline KY12 7QL

Amenity land

Features:

- Unique opportunity to acquire amenity land in Dunfermline
- Extending to circa 3.5 hectares (0.88 acres) or thereby

Description:

The site comprises amenity land, pathways and mature trees on an irregular shaped and sloping site extending to circa 0.35 Hectares (0.88 Acres) or thereby.

Location:

Dunfermline is one of Fife's principal centres of commerce and has a resident population now in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000. Dunfermline is also on the Fife Circle rail network which connects all of Fife's principal towns with Edinburgh to the south. The subjects are located on Park Place, to the south of Transy Place, north of Barum House and Dunfermline Public Park, forming part of the former Transy Estate.

Tenure: See Legal Pack

Viewing:

Viewings by arrangement with Shepherd Commercial Property Auctions - Tel: 07881 366 079 Email: g.russell@shepherd.co.uk

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

Vacant possession upon completion

***Guide Price £5,000+ (plus fees)**



LOT 15

14 Deacons Place, Girvan KA26 9BZ

Workshop premises with potential for change of use, subject to planning

Features:

- Potential for residential use, subject to planning
- Convenient town centre location and includes off street parking/delivery space

Description:

A 2 storey detached property with single storey projections set within a level irregular shaped plot. The main building is formed in stone walls and pitched slate roof together with a more recent brick extension. Previously operated as a bakery and recently as a seafood preparation and distribution facility for which all necessary certification is available.

Accommodation:

Workshop and preparation areas at ground floor level together with a staff wc. The upper floor comprises offices and stores. Total gross area 183.92 sq m (1,980 sq ft)

Location:

Situated in an area of primarily residential use close to Dalrymple Street's main retailing location. Girvan is in the South Ayrshire Council area around 20 miles from Ayr with a population of approximately 7,000.

Energy Efficiency Rating: G

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 2.4% inc VAT subject to a minimum of £1,600 inc VAT.

Vacant possession upon completion

***Guide Price £32,000+ (plus fees)**



LOT 16

Land at Sighthill , Dalmellington KA6 7PS

Residential development opportunity - land with planning permission

Features:

- Residential development site
- Attractive rural setting
- Planning consent granted with conditions for two residential dwellings

Description:

The subjects comprise an irregular shaped gently sloping site, part cleared although including some mature and semi mature trees.

Area - approximately 0.51 hectares (1.26 acres).

Location:

Dalmellington is located in the East Ayrshire Council area and with the adjoining settlements of Burnton and Bellsbank , have a resident population of around 2,800. The village is located on the A713 Ayr Castle Douglas road around 13 miles south east of Ayr.

The village enjoys a reasonable range of local services and facilities with retailing concentrated in and around Main Street and The Square. The centre of the village is a designated Conservation Area.

The development site is located on the B741 New Cumnock road around 1 mile east of the village in an attractive rural setting.



Planning: Planning consent was granted with conditions by East Ayrshire Council under reference 20/0386/PP on 27th November 2020 for the erection of 2 new dwellings with associated access, parking and garden ground. See Legal Pack for further information.

Tenure: See Legal Pack

Viewing: Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 0333 016 4000 Email: kevin.bell@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee on this lot is 3%+ VAT (3.6% inc VAT) subject to a minimum of £2,500+VAT (£3,000 inc VAT).

Vacant possession upon completion

***Guide Price £85,000+ (plus fees)**

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LOT 17

First Floor Offices, 13 Harbour Road, Longman Industrial Estate, Inverness, Inverness-shire IV2 1SY

First floor offices



For identification purposes only.

Features:

- First floor offices
- Prime longman industrial estate location
- On site car-parking

Description:

The subjects for sale comprise the first floor only of an attached two storey building of steel frame construction clad with profile metal sheeting. The building provides three self-contained units. The first floor is currently vacant formerly occupied as offices and would benefit from some refurbishment prior to any occupation. The space is currently configured as a mix of cellular and open plan areas. It benefits from a solid concrete floor and a high level of glazed floor to ceiling wall sections. The space is fully self contained with its own entrance centrally set between the two ground floor units. The entrance leads to a stairwell with stairs leading to the first floor. The two ground floor units are currently operated as retail showrooms. The building benefits from on-site car parking.

Location: Located within the well-established Longman Industrial Estate, which is the primary trading estate within Inverness. The property occupies a prominent position at the western end of Harbour Road near to its connection with Longman Road which forms part of the A82 Inverness to Fort William trunk road. Longman Road links to the main A9 Inverness to Perth trunk road and the A96 Inverness to Aberdeen trunk road. Surrounding occupiers include Majestic Wine, Highland Wholefoods, American Golf and RBS Bank which are within close proximity. The ground floor of the building is occupied by Scotkilt Limited and MGB Scotland Ltd trading as Hydropool Highlands.

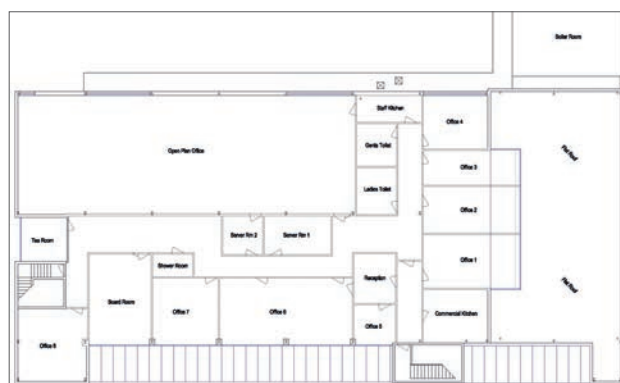
Energy Efficiency Rating: E

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 on this lot is 1.5% plus VAT (1.8%

***Guide Price £130,000+ (plus fees)**



For identification purposes only. Not to scale.



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

Vacant possession upon completion

Refurbished second floor office suite in city centre location



Features:

- City centre location
- Located opposite NCP carpark
- Refurbished office suite
- With Glasgows central business district
- No VAT on property

Description: The subjects are located on the second floor of a traditional red sandstone building known as Gordon Chambers which is a grade B listed building and forms part of a six storey office building. Access to the office suites is obtained via a marble entranceway at ground floor level leading into a main entrance vestibule which benefits from a passenger lift and internal stone stairwell. The accommodation comprises an attractive office suite located on the 2 nd floor of a traditional office premises.

Accommodation: This attractive office suite is accessed from Mitchell Street by means of a prominent entrance door Internally the office suite provides cellular office space with a number of private office suites and a large glazed boardroom at the front of the suite The floor plan above gives an indication of the current space This suite is occupied by Hastings Insolvency Ltd. The floorplan above shows the configuration of the office suite.

Planning: We understand that the property has Planning Consent for its existing use. It will be incumbent upon any prospective purchaser to satisfy themselves in this respect.

Location: The subjects are located on the east side of Mitchell Street in the heart of Glasgow city centre. The subjects benefit from excellent transport links via Glasgow central and Glasgow Queen Street railway station both located within a close proximity In addition, Buchanan Street underground station is located a short distance away whilst an NCP multi-storey car park is located immediately opposite the building. Buchanan Street is only a short walking distance from the subjects which is the main shopping street within the city. Neighbouring occupiers include Revolution and Greaves Sports, whilst surrounding leisure occupiers include the Lighthouse, Ross's Bar, Barolo Grill and Sugo.

Energy Efficiency Rating: E

Tenure: See Legal Pack

Viewing: Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 07720 466 035 Email: a.honeyman@shepherd.co.uk

Auction Type: Unconditional Sale. Please note the buyers fee on this lot is 2%+VAT (2.4% inc VAT) subject to a minimum of £2,895+ VAT (£3,474 inc VAT).

Vacant possession upon completion

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

Former Forum centre together with a nightclub and social club premises



Features:

- Retail investment
- Total area 2707.13 sqm (29,139 sq ft).
- One of three units let. Rent £15,600 per annum
- Includes vacant forum shopping centre and nightclub

Description:

The subjects comprise the former Forum Centre together with a nightclub and social club premises all set within a substantial property formed over two main levels although with lower ground floor storage space. The building is formed around a structural frame with a combination of brick and profile metal sheet finish to walls with profile metal sheet roof.

Former Forum Centre:

A large regular shaped area which was previously sub-divided into approximately 46 separate trading units together with staff and customer toilet facilities, management offices and storage space. Gross internal area 1838.69 sq m (19,791 sq ft).

Nightclub:

Located at lower ground level accessed via an entrance adjacent to the Forum Centre. The main accommodation includes the dance floor area, adjacent bar with w.c. facilities and cellarage. The unit has not traded for a period of time and requires a degree of internal upgrading and redecoration. Gross internal area 252.62 sq m (2,719 sq ft).

Social Club Premises:

The unit is finished to a high standard internally comprising bar area, function room together with private meeting room and associated w.c. and office facilities plus cellarage. Gross internal area 615.82 sq m. (6,629 sq ft).

Location:

The subjects are located off Bridgegate Square with secondary access from Low Green Road in Irvine town centre. The town's prime retailing area, the Rivergate Shopping Centre is adjacent as is the pedestrianised Bridgegate. Irvine is the principal settlement in the North Ayrshire Council area with a resident population of around 33,600.

***Guide Price £295,000+ (plus fees)**



Energy Efficiency Rating: G, G and 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 on this lot is £2.4% including VAT subject to a minimum of £1,600 including VAT.

Part let/part vacant: One of the units is currently let being the Social Club which is occupied by the Irvine No 1 Celtic Supporters Club with the lease running for a period of 25 years from 23rd December 1999 at a current passing rental of £15,600 per annum.

Ground floor retail unit set in prime High Street location



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.



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

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% + VAT (1.8 % inc VAT) subject to a minimum of £2,500 +VAT (£3,000 inc VAT).

Vacant possession upon completion

***Guide Price £85,000+ (plus fees)**

LOT 21

108 Union Street, Larkhall ML9 1EF

Single store end terrace building

Features:

- Town centre Class 3 unit
- Total 238.57 sq m (2,568 sq ft)
- No VAT on the subjects
- Dedicated car parking

Description:

The property has a large frontage facing Union Street which has high elements of passing vehicular and pedestrian traffic. Internally, the subjects have undergone extensive refurbishment works in the main dining area and kitchen. Wc and storage facilities are also available in the unit. Due to the layout, there is an opportunity for an incoming occupier to sub-divide the unit. 4 car parking spaces are also available to the rear of the subjects.

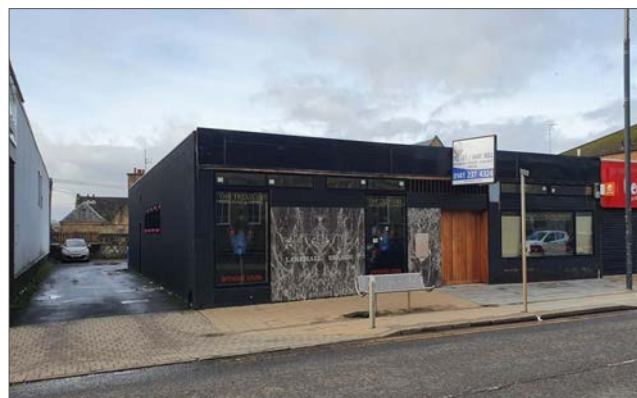
Planning:

We understand that the property has Class 3 Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

Location:

Situated on the south side of Union Street which forms part of the main retailing stretch in Larkhall. The town of Larkhall is located within South Lanarkshire and is approximately 18 miles to the south east of Glasgow. Larkhall benefits from nearby access to Junction 7 of the M74 Motorway which links with major road networks throughout Glasgow. The surrounding area has a strong commercial presence with a mixture of national and local operators.

***Guide Price £255,000+ (plus fees)**



Energy Efficiency Rating: TBC

Tenure: See Legal Pack

Viewing:

Viewings by arrangement with Shepherd Commercial Property Auctions -
Tel: 07720 466 035 Email: a.honeyman@shepherd.co.uk

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

Vacant possession upon completion

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Serviced offices comprising 15 suites located in the heart of Bathgate offering a gross annual income of £91,000



Features:

- Popular serviced offices consisting of 15 separate suites
- Located in the heart of Bathgate, West Lothian
- Premises extend to 638 sq m/ 6,867 sq ft
- Gross income of £91,000 per annum
- Potential for residential conversion subject to planning consents

Description:

The property comprises an extensive serviced office premises located over the basement, first and second floors of the corner block. The property is accessed via a ground floor entrance on Whitburn Road and offers tenants flexible office services with a total of 15 suites available of differing sizes. The property also includes meeting space facilities which can be rented on a separate basis. The current landlord manages the property himself and management accounts for income and expenditure can be provided on request. The property is popular with small local businesses, given the central location and flexibility of the offices suites, without the commitment of a long term lease. The property has consistently had an occupancy rate at an average of 83% over the last 5 years and the current tenancy schedule is available on request.

Accommodation:

Basement: 92.96 Sq M/1000 Sq Ft (Used exclusively as landlords storage.)

First Floor: 274.35 Sq M/2953 Sq Ft

Second Floor: 270.80 Sq M/2914 Sq Ft

Location

The property occupies a prominent corner location within Bathgate's town centre at the junctions with Whitburn Road and George Place which is a continuation of the A89. Bathgate is a popular West Lothian commuter town to Edinburgh being located approximately 18 miles from the Capital's city centre and has an abundance of local and national commercial occupiers within the town centre. Nearby occupiers include Greggs, Costa Coffee, Semichem, Sense Scotland, McDonalds and Boots.



VAT:

We believe the property has an election for VAT and this will be payable upon sale.

Energy Efficiency Rating: D

Tenure: See Legal Pack

Viewing:

Viewings by arrangement with Shepherd Commercial Property Auctions
-Tel: 0131 225 1234 Email: steven.clarke@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee on this lot is 2% including VAT subject to a minimum of £4,800 including VAT.

Subject to tenancy

***Guide Price £365,000+ (plus fees)**

LOT 23

Residential Portfolio - Flat 6, 84 High Street, KA7 1PQ, 15D McCalls Avenue, KA8 9AA and Flat 3, 37 Mill Street, Ayr, KA7 1TG

Investment portfolio fully let with a current passing rent of £13,200 per annum



Flat 6, 84 High Street

Features:

- Three unit residential investment portfolio
- Fully let with a passing rent £13,200 per annum

Flat 6, 84 High Street, Ayr KA7 1PQ

Top floor flat within a four storey building containing six flats and commercial premises. The property is let on a Short Assured Tenancy agreement from April 2020 at £350pcm.

Accommodation: Entrance hall, living room with kitchenette, bedroom, bathroom. Gross internal area 32 sq m (344 sq ft)

Location: Situated in a prominent town centre location within Ayr. Nearby occupiers include Marks and Spencers and a range of local traders.

15D McCalls Avenue, Ayr KA8 9AA

Purpose built first floor flat within a two storey building containing four flats. The property is let on a Private Residential Tenancy Agreement at £400pcm.

Accommodation: Entrance hall, living room, kitchen area, bedroom, bathroom. Gross internal area 48 sq m (517 sq ft)

Location: Situated in the Newton-on-Ayr area just off the main Ayr-Prestwick road.

Flat 3, 37 Mill Street, Ayr KA7 1TG

First floor flat within a three storey plus attic building containing a public house on ground floor. The property is let on a Private Residential Tenancy Agreement at £350pcm.

Accommodation: Living room, bedroom, kitchen, bathroom. Gross internal area 32.0 sq. m. (345 sq. ft.)

Location: Situated in the heart of Ayr town centre immediately east of the High Street in an area of mixed commercial and residential use.

Energy Efficiency Rating: D, E and E

Tenure: See Legal Pack

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

***Guide Price £110,000+ (plus fees)**



15D McCalls Avenue



Flat 3, 37 Mill Street

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

Subject to tenancy

Modern town centre property let to TSB



Features:

- Modern class 2 building
- Ground, first and second floors
- Prominent town centre location

Description:

The property comprises a striking corner-terrace building, arranged over ground, first and second floors. The building appears to be of concrete or steel frame construction with red sandstone cladding, aluminum casement feature windows and a pitched & slated roof. The main frontage is onto Queensberry Square, including a double-door customer entrance and ATM machine. A return frontage extends along Queensberry Street. In its current configuration, the ground floor accommodation consists of the main customer areas, including banking hall and private meeting rooms. The first floor is laid out as office and staff welfare space whilst the second floor is primarily used for storage

Accommodation:

Ground Floor: 181.94 sq m (1,958 sq ft)

First Floor: 166.25 sq m (1,790 sq ft)

Second Floor: 115.46 sq m (1,243 sq ft)

Lease:

TSB have occupied the property since 1992, under a full repairing and insuring (FRI) lease that was extended in 2017 for a further 10 years and terminates on 6 th February 2027. There are no break options. The rent has been rebased to £54,000 per annum.

Location:

Dumfries, with a population of around 37,500, is the largest town in Dumfries & 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 prominent pitch within the pedestrianised area of the town centre. Queensberry Square is an extension to Dumfries High Street.

***Guide Price £525,000+ (plus fees)**



Energy Efficiency Rating: F

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 on this lot is 1.5% plus VAT (1.8% including VAT) subject to a minimum of £2,500 plus VAT (£3,000 including VAT)

Office premises with opportunity for redevelopment (stpp) measuring approximately 1209.95 sqm (13,022 sqft)



Features:

- Office premises for sale with opportunity for redevelopment (stpp)
- Size - 1209.95 sqm (13,022 sqft)
- Car Parking

Description:

The subjects comprise of a substantial office building which is partly three storey and partly four storey in height and is of steel frame construction with brick walls to the front elevation with the remaining walls being harled. The roof over is of flat design with the premises benefiting from good levels of natural light via extensive glazing to the front and rear. Internally, the subjects provide open plan office accommodation over various floors accessed by an internal staircase and passenger lift. The walls have been finished with plaster, the floors are of solid concrete design and are carpeted, with the ceiling being of suspended acoustic tile design. The property benefits from a gas fired central heating system with artificial lighting being provided by a mixture of recessed Category 2 light fittings and recessed spotlighting. The premises benefits from a tarmac surface car park to the rear which accommodates approximately 10 vehicles.

Accommodation:

Ground Floor - 279.68 sqm (3,010 sq ft)
 First Floor - 333.19 sqm (3,586 sq ft)
 Second Floor - 327.09 sqm (3,520 sq ft)
 Third Floor - 269.99 sqm (2,906 sq ft)
 Total - 1209.95 sqm (13,022 sq ft)

Usage and Planning:

There is no prior history of planning applications submitted for the subject property however, the space available could provide an opportunity for redevelopment into residential flats. Interested parties should discuss their use with the planning department at Aberdeenshire council.

Value Added Tax:

We have been informed that the property will be subject to VAT.

***Guide Price £137,000+ (plus fees)**



Location:

The subjects are located within Peterhead which stands around 33 miles north of Aberdeen. The town has a varied economic base with major employment opportunities being fishing, onshore support for the oil industry, manufacturing, food processing and the service industry. There is a wide range of services including five primary schools, a secondary school, sports and community centre, a theatre, swimming pool, library and museum. The subjects themselves are located within the Harbour are located to the east of the main town centre.

Energy Efficiency Rating: TBC

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 3%+VAT (3.6% inc VAT).

Vacant possession upon completion

Ground and first floor retail unit alongside four bedroom house



Features:

- Corner terrace building in a popular tourist town
- Ground and first floor retail unit with previous food use and return frontage
- Two public room and four bedroom house
- Additional attic rooms and rear courtyard
- We have been informed the property is not VAT elected

Description:

The property is of traditional stone brick/construction surmounted by pitched roofs, clad in a mix of slate and tile, together with a flat roof over the rear extension. There is a secure alleyway at the rear, shared with the neighbouring property.

Retail Unit:

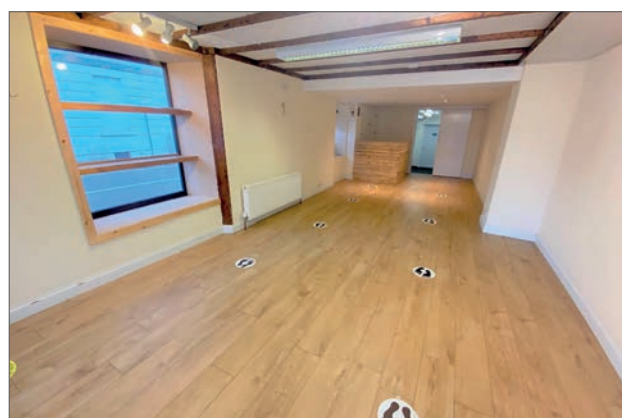
The retail unit occupies part of the ground floor within the main building and projects backward into the two storey section of the property which fronts St Andrew Street. The unit has a traditional sales frontage onto King Street including a glazed timber entrance door and three quarter height display window. There is also a return frontage along St Andrew Street which includes two additional display windows. There is a ground floor prep room at the rear of the sales space, which then leads to a first floor stock room/office and staff toilet. The sales space has a laminate floor covering, painted walls and ceiling together with exposed timber features. The prep room is clad with wipe clean paneling. The first floor stock room / office has a timber floor with PVC clad walls and ceiling. The unit is capable of supporting a Class 3 operation given its has previously been used for the process and sale of food produce.

Total floor area 70.23 sq m (756 sq ft)

House:

The house is entirely self contained, with its own entrance door from King Street and extends over part of the retail unit. The property is finished to a typical residential standard, including a fitted kitchen and modern bathroom. There is an open fire in the lounge. To the rear is an enclosed courtyard. The internal accommodation is as follows:
Ground Floor: Entrance hall, lounge, dining room & kitchen. 47.99 sq m (517 sq ft)
First Floor: Three double bedrooms, single bedroom & bathroom. 71.58 sq m (770 sq ft)
Attic Floor: Two store rooms. 13.78 sq m (148 sq ft)

***Guide Price £125,000+ (plus fees)**



Location:

Castle Douglas with a population of around 4 200 is the main administrative town serving the Stewartry district of Dumfries and Galloway. The town is a popular boutique retailing centre, attracting good levels of tourist trade, and is the main market town for the surrounding rural areas. The property occupies a prominent position within the heart of the town centre, lying on the south eastern side of King Street at the St Andrew Street intersection. On street parking is available in the immediate vicinity.

Energy Efficiency Rating: Commercial: D, Residential: E

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% plus VAT (2.4% inc VAT) subject to a minimum of £2,500 plus VAT (£3,000 inc VAT).

Well established Hotel and Public Bar with good operating income



Features:

- 15 en-suite letting rooms
- Prime location within town
- Self contained 1 bedroomed owners accommodation

Description:

The Star Hotel is a former coaching inn that comprises a 15 bedroomed hotel with a separately accessed public bar all contained within a traditionally built terraced property dating back to 1765. The public bar is arranged over ground floor and accessed via a covered car parking area off New Wynd. The hotel is accessed separately and arranged over the upper floors.

Accommodation:

Ground Floor (Public Bar): 308.35 sq m (3,319 sq ft)
 First Floor (Breakfast dining room, together with two function suites with a total capacity of 170 persons): 365.86 sq m (3,938 sq ft)
 Second Floor (8 en-suite bedrooms): 207.33 sq m (2,323 sq ft)
 Second Floor (1 bedroomed owners flat comprising lounge, fitted kitchen and en-suite bedroom): 63.77 sq m (686 sq ft)
 Third Floor (7 en-suite bedrooms and laundry room): 214.28 sq m (2,306 sq ft)

Location:

Montrose is positioned on the northeast coast of Scotland, approximately 40 km north of Dundee and 61 km south of Aberdeen. The town sits on the East Coast Railway Line linking London and Aberdeen and connects into the trunk road network via the A92 coastal tourist route and the A935, Brechin Road. Montrose is an important employment centre for the northeast providing a busy commercial port for the agriculture, oil and gas industries. As well as being an attractive place to live, Montrose is also a popular destination for tourists. Montrose is an up-and-coming location and has been earmarked as a major port for expansion of Scotland's renewable energy infrastructure plan with the £3Bn 'Seagreen' offshore windfarm in planning which will bring significant benefits to the town in terms of employment numbers and demand for residential and hotel space. The subjects are located on New Wynd near the junction with High Street in the centre of the town.

***Guide Price £265,000+ (plus fees)**



Management:

The business has been operated by the current owners since 2010 and trades throughout the year. Bookings for the hotel rooms are taken via all main hotel/accommodation websites along with the hotels own private website – <https://www.starhotelmontrose.com>. Further details upon request. Whilst the public bar trades well there is excellent scope to improve turnover and profit levels through introduction of a food offering and utilisation of the first floor function suites as potential restaurant space.

Energy Efficiency Rating: G

Tenure: See Legal Pack

Viewing:

Viewings by arrangement with Shepherd Commercial Property Auctions
 -Tel: 0333 016 4000 Email: G.Russell@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee on this lot is 4% +VAT (4.8% inc VAT) subject to a minimum of £4,000+VAT (£4,800 inc VAT).

Residential development site with planning permission for 48 x 4 bed roomed semi detached properties



For identification purposes only.

Features:

- Residential development site
- Planning for 48 x 4 bed semis
- Approximately 2.26 hectares (5.58 acres)

Description:

The subjects comprise an irregular site partly level although with sloping sections in part cleared although with mature and semi mature trees over a portion of the site area.

Planning:

Planning consent was granted by North Ayrshire Council under reference 15/00100/PP on 20th April 2015 for the erection of 48 x 4 bed semi detached houses with associated infrastructure. Works have commenced on site and the Council confirmed on 18th April 2018 that the planning consent will remain live without limit of time and cannot expire.

Location:

The subjects are located towards the northern boundary of Dalry in an area of primarily residential use and adjacent to the local railway station. The site borders the River Garnock offering an open aspect and views to the countryside beyond. Dalry is set within the North Ayrshire Council area with a resident population of around 5,400. The town has benefited recently from a by-pass providing connectivity to the main Ayrshire towns to the south and Glasgow to the north. Train journey time to from Dalry to Glasgow city centre is approx. 31 minutes with around 50 train services daily.

Tenure: See Legal Pack

Viewing: Viewings by arrangement with Shepherd Commercial Property Auctions -Tel: 01292267987 Email: kevin.bell@shepherd.co.uk

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



Vacant possession upon completion

***Guide Price £385,000+ (plus fees)**

Fully let retail investment



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 & 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 £175,000+ (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%+VAT (3% inc VAT) subject to a minimum of £2,625+VAT (£5,250 inc VAT).

LOT 30

57-61 Marischal Street, Peterhead AB42 1PR

First floor leisure premises with restaurant consent

Features:

- Prime town centre location
- Total gross internal area 262.91 sq m (2,830 sq ft)

Description:

The premises comprise of the first floor of a substantial property providing good open accommodation which has previously been used for a leisure use. There are two separate entrances from Marischal Street with the unit benefitting from both male and female w.c. facilities. There is good natural light to the property from windows to the front elevation. There is servicing available to the rear via a rear yard/car park which is shared with 57 - 61 Marischal Street.

Location:

The property can be found within the Town of Peterhead, approximately 33 miles north of Aberdeen. Major employment in the town include fishing, onshore support for the oil industry, manufacturing and food processing. The population is approximately 18,000. The property itself is located within a Prime location within the Town Centre being directly opposite Drummers Corner. The prime location results in the location benefitting from good footfall which will be further enhanced with a new 5 screen cinema which compliments uses within the immediate vicinity such as Brewdog. Other occupiers in the area include, W H Smith, H Samuel, Argos and New Look together with a number of local traders.

Potential Use:

The property has most recently been utilised for leisure purposes and accordingly will be suitable for a variety of commercial uses. The subjects have also recently obtained change of use consent to be utilised as a restaurant.

***Guide Price £137,000+ (plus fees)**



Energy Efficiency Rating: G

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 on this lot is £2,500 including VAT

Vacant possession upon completion

LEGAL PACKS

It is the buyers responsibility to read the Legal Pack before bidding.

These are available to download on our website as soon as they arrive from the Solicitor. If they aren't available when you register you will be notified by email as soon as they are updated.

www.shepherd-commercial.sdlauctions.co.uk



Retail unit with upper floors and adjoined stores.



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 planning permission approval for this site provides an excellent redevelopment opportunity:

- Full Planning Granted - Demolition of Buildings and Erection of 12 No. Residential Flats.
- Superb Development Potential to construct on site 12 No. one and two bed apartments with private covered parking
- Planning reference APP/2013/2534.

***Guide Price £68,000+ (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: TBC

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%+VAT (2.4% inc VAT) subject to a minimum of £2,895+VAT (£3,474 inc VAT).

Vacant possession upon completion

Commercial or residential development opportunity (stpp) in town centre location



Features:

- Prominent town centre location
- Residential development opportunity, subject to planning
- Suited to continued commercial use, subject to internal upgrading.

Description:

The subjects comprise a development opportunity being a former garage premises although used latterly as a retail unit. The building is formed in brick walls with mainly pitched roofs clad in a combination of profile sheet and tile. The unit has a recessed entrance allowing off street car parking and includes a workshop, retail/showroom area and office at ground floor level with further offices and wc on the upper floor of the building.

Area total - 576.5 sqm (6,205 sq ft).

Location:

Ayr is located on the Clyde coast around 40 miles south west of Glasgow in the South Ayrshire Council area. The town has a resident population of around 46,800 with the South Ayrshire Council area having a population of around 112,000. The subjects are located on Dalblair Road close by its junction with Alloway Street in a prominent location within Ayr town centre.

Planning:

Planning consent was granted by South Ayrshire Council for a mixed retail and office development under reference 06/002/FUL which has since lapsed.

Taking into account its town centre location the property is suited to commercial or residential development, interested parties should make their own enquiries with South Ayrshire Council.

Title Conditions:

There is an obligation upon any purchaser to form six car parking spaces on site, see Legal Pack for further details.

***Guide Price £55,000+ (plus fees)**



Energy Efficiency Rating: TBC

Tenure: See Legal Pack

Viewing:

Viewings by arrangement with Shepherd Commercial Property Auctions
-Tel: 0333 016 4000 Email: kevin.bell@shepherd.co.uk

Auction Type: Unconditional Sale. The Buyers Fee on this lot is 2.4% inc VAT subject to a minimum of £1,600 inc VAT.

Vacant possession upon completion

Modern retail investment in prime town centre pitch



Features:

- Modern building and prime pitch
- Newly fitted ground floor sales area
- We have been informed that the property is not VAT elected

Description:

A mid-terrace building, arranged over ground, first and second floors. The building is of traditional construction under a pitched and slated/flat roof. The unit benefits from a fully glazed sales frontage incorporating an aluminum double-door customer entrance with an electric shutter. The unit provides open-plan sales space over the ground floor with a staff canteen, office/stock room and store at first floor level. The second floor provides additional storage space, accessed by a pull-down ladder.

Accommodation:

Ground Floor - 105.52 sq m (1,136 sq ft)

First Floor - 89.65 sq m (965 sq ft)

Second Floor - TBC

Location:

Dumfries, with a population of around 37,500, is the largest town in Dumfries & Galloway. The town lies approximately 75 miles south of Glasgow and 34 miles north west of Carlisle. The subjects occupy a prime pitch at the end of Dumfries High Street.

Lease:

The tenant (Clyde Convenience Ltd.) took occupation in September 2021, under a full repairing and insuring (FRI) lease that terminates in September 2031. The passing rent is £18,000 per annum and can be reviewed in September 2026.

Energy Efficiency Rating: TBC

Tenure: See Legal Pack

Viewing:

Viewings by arrangement with Shepherd Commercial Property Auctions - Tel: 01387 264333 Email: f.carson@shepherd.co.uk

***Guide Price £160,000+ (plus fees)**



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

Office/development opportunity in city centre location with approximate floor area 328.86 sqm (3,543 sqft)



Features:

- Office/development opportunity (stpp)
- City centre location

Description:

The subjects comprise part of the upper floors of two adjacent mid terraced properties that are two storey and attic in height. Each property is of a traditional stonework construction predominantly externally rendered. The roof over the south most section is similarly of timber framed construction, mansard in style, clad with slate and incorporating dormer projections. The property also benefits from several single and two storey extensions to the rear of blockwork construction, externally rendered with a mixture of flat and pitched roofs overlaid with mineral felt covering and slate respectively. Internally, the premises comprise of office accommodation contained within various suites accessed from a central corridor, along with wc facilities. Natural daylight is provided via a mixture of double glazed UPVC units, double glazed timber units, single glazed timber unit. Artificial light is provided via a mixture of integrated ceiling mounted translucent fittings, recessed spotlights and wall mounted units.

Accommodation:

First Floor - Office Suite 1 and 2 - 153.3 sqm
 First Floor - Office Suite 3 - 65.57 sqm
 Attic - Office Suite 4 - 39.73 sqm
 Second Floor - Office Suite 5 - 70.26sqm
 Total - 328.86 sqm

Usage:

The subjects are currently utilised as offices, however the space has the potential for redevelopment into residential flats for example, and accordingly conditional offers on a change of use will be considered. Interested parties should discuss their use with the planning department at Aberdeen City Council.

Services:

The subjects benefit from main supplied of water and electricity. Drainage is assumed to be to the main public sewer.

***Guide Price £137,000+ (plus fees)**



Location:

The subjects are located on the west side of Summer Street between its junctions with Union Row and Union Wynd in a mixed use location approximately 50 metres north of Union Street, the main thoroughfare within the city centre. Summer Street features a mix of uses with a range of retail, leisure, office and residential occupiers being present. In addition, the subjects are well located for access to The Capitol, Silver Fin and Union Plaza office developments.

Energy Efficiency Rating: G

Tenure: See Legal Pack

Viewing:

Viewings by arrangement with Shepherd Commercial Property Auctions
 -Tel: 0333 016 4000 Email: kevin.bell@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee for this lot is 2%+VAT (2.4% inc VAT).

Vacant possession upon completion

LOT 35

3 Argyle Street, Greenock PA15 1XA

Ground floor retail/office unit

Features:

- Class 2 retail premises
- Excellent town centre location
- Floor Area: 47.47 sq m (511 sq ft)

Description:

The subjects comprise a ground floor retail/office unit forming part of a larger 4 storey tenement building estimated to be in excess of 100 years old. The tenement is of traditional stone construction surmounted by a pitched and slate roof. The property includes a more recent single storey rear extension of rendered brick construction surmounted by a mono pitched and slated roof. The property benefits from an attractive full height glazed frontage with security roller shutters protecting both the window and door. There is car parking available directly outside the property on a metered basis. Internally the accommodation is currently configured to provide a small reception area, 3 x private offices, rear storage/kitchenette and a WC facility. There is also a basement underneath the accommodation although access is restricted and it is finished to a very basic standard with exposed stone walls and the ground exposed to the solum.

Location:

The subjects are situated on Argyle Street which is a link road between West Blackhall Street and West Stewart Street within Greenock town centre. The surrounding area is predominantly characterised by commercial uses/buildings of varying age and style. The main retailing thoroughfare of West Blackhall Street is a short distance to the east where national retailers such as Greggs, Nationwide Bank, New Look, Bright House and Cancer Research are situated. Oak Mall Shopping Centre is located a short walk to the south of the subjects.

***Guide Price £35,000+ (plus fees)**



Value Added Tax:

We have been informed the property has not been elected for VAT and as such VAT will not be payable on the purchase price

Energy Efficiency Rating: F

Tenure: See Legal Pack

Viewing:

Viewings by arrangement with Shepherd Commercial Property Auctions - Tel: 0333 016 4000 Email: a.honeyman@shepherd.co.uk

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

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Investment opportunity - fully let public house and flat above



Features:

- Public house and flat above
- Fully let - Rent £15,200 per annum rising to £17,200 per annum
- No rates payable
- Located close to town centre

Description:

The subjects comprise a ground floor licensed premises together with flat at first floor level. Set within a 2 storey traditional terraced building with substantial single storey projection to the rear. Internally the bar includes a single bar area, customer toilets, office, cellar and storage. The upper floor flat comprises lounge, three bedrooms, kitchen and bathroom.

Accommodation:

Ground Floor Public House - 208.85 sq m (2,248 sq ft)
First Floor Flat - 78 sq m (840 sq ft)
Total - 286.85 sq m (3,088 sq ft)

Location:

The subjects are located approx half a mile north of Ayr town centre in an area of mainly local authority housing and close to main roads carrying a high volume of traffic to and from the town centre. Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

Leases:

The flat is let under a Private Residential Tenancy Agreement from 1st December 2017 at a rent of £600 per calendar month (£7,200 per annum).

The Horseshoe Bar is let for a period of 5 years from 28th January 2022 at an initial rent of £8,000 per annum for years 1-3 rising to £10,000 in Years 4 and 5. The tenant has been granted a rent free period until 28th May 2022.

***Guide Price £130,000+ (plus fees)**



Value Added Tax:

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

Energy Efficiency Rating: Public House - G, Flat - E

Tenure: See Legal Pack

Viewing:

Viewings by arrangement with Shepherd Commercial Property Auctions
-Tel: 0333 016 4000 Email: kevin.bell@shepherd.co.uk

Auction Type: Unconditional Sale. The Buyers Fee for this lot is 1.5%+ VAT (1.8% inc VAT) subject to a minimum of £2,500+VAT (£3,000 inc VAT).

Subject to tenancy

LOT 37

123-125 King Street, Castle Douglas DG7 1LZ

Ground and lower ground floor cafe / retail unit currently let for £20,000 plus VAT per annum

Features:

- Popular tourist town
- Let to Marchbank Bakers for £20,000 plus VAT per annum

Description:

The subjects comprise a ground and lower ground floor cafe / retail unit forming part of a larger four storey building with rear extensions. The upper floors are in separate ownership and comprise self-contained residential flats, accessed at the rear of the building. To the right hand side of the building is a shared lane which provides vehicle access to a loading bay at the rear of the unit.

Accommodation:

Ground Floor: Open-Plan Sales / Seating Area, Kitchen, Ladies, Gents and Accessible Toilet Facilities

Lower Ground Floor: Prep Area, Store and Cellar

Location:

Castle Douglas is a popular boutique retailing centre, attracting good levels of tourist trade, and is the main market town for the surrounding rural areas. The property is situated on the eastern side of King Street, which forms the main traffic thoroughfare through the town centre, and occupies a prime pitch within the main retailing area. On street parking is available in the immediate vicinity, with free long stay public parking a short distance to the north.

Tenure: See Legal Pack

***Guide Price £145,000+ (plus fees)**



Viewing:

Viewings by arrangement with Shepherd Commercial Property Auctions - Tel: 0333 016 4000 Email: kevin.bell@shepherd.co.uk

Auction Type: Unconditional Sale. The buyers fee is 2.5% subject to a minimum of £3,000 including VAT

Subject to tenancy

The property is let on a typical Full Repairing and Insuring basis. The lease commenced on 16th January 2012 and expires on 15th January 2022, with the remaining term free of any break options. The passing rent is £20,000 + VAT per annum. The property is currently let to Marchbanks Bakers, which is an expanding family run business with its bakehouse located in Lochside Industrial Estate, Dumfries.

You can place a telephone, internet or proxy on any of the lots for sale in our Commercial property auctions.

Visit the website at

www.shepherd-commercial.sdlauctions.co.uk and submit your remote bidding form.

www.shepherd-commercial.sdlauctions.co.uk



NOTES

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

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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

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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

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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/.

One triangle all angles covered

ONLINE / LOCAL / NATIONAL

▲ Aberdeen 01224 202800	▲ Dumbarton 01389 731682	▲ Edinburgh 0131 557 9300	▲ Glasgow Commercial 0141 331 2807	▲ Lanarkshire Commercial 01698 897548	▲ Montrose 01674 676768	▲ Peterhead 01779 470766
▲ Ayr 01292 267987	▲ Dumfries 01387 264333	▲ Elgin 01343 553939	▲ Glasgow South 0141 649 8020	▲ Inverness 01463 712239	▲ Motherwell 01698 252229	▲ St Andrews 01334 476469
▲ Coatbridge 01236 436561	▲ Dundee 01382 220699	▲ Falkirk 01324 635 999	▲ Glasgow West End 0141 353 2080	▲ Kilmarnock 01563 520318	▲ Musselburgh 0131 653 3456	▲ Saltcoats 01294 464228
▲ Cumbernauld 01236 780000	▲ Dunfermline 01383 731841	▲ Fraserburgh 01346 517456	▲ Greenock 01475 730717	▲ Kirkcaldy 01592 205442	▲ Paisley 0141 889 8334	▲ Stirling 01786 474476
▲ Dalkeith 0131 663 2780	▲ East Kilbride 01355 248535	▲ Galashiels 01896 750150	▲ Hamilton 01698 534288	▲ Livingston 01506 416777	▲ Perth 01738 631631	