

# ADDENDUM



**Auction:**  
**The Shepherd Commercial Auction will be conducted behind closed doors and broadcast live online with remote bidding only.**  
**Addendum as of 18 April 2024**

Lot	Address	Amendment
1	Suite 6.1, Atlantic Chambers, 45 Hope Street, Glasgow G2 6AE	The Property is opted for VAT, therefore VAT will be payable on the Price.
3	Woodland Site, Drynachan, Invergarry, Inverness PH35 4HG	Buyers are referred to the Clawback Agreement in the legal pack. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
4	32 Harbour Head, Buckie AB56 1XR	Guide Price £36,500+ Date of Entry 09.05.2024
9	Former Police Station, Main Street, Lairg IV27 4DB	Guide Price: £140,000+ Buyers are referred to the specials conditions of sale and the requirements in relation to the sale. The Settlement Date will take place in accordance with special condition 4. Prospective buyers must make all necessary independent enquiries prior to placing their bid as this will be binding.
10	Ramages Bar and Flat, 1-3 Newton Street, Kilbirnie KA25 6HN	Guide Price: £98,000+ We have not been provided with evidence of turnover and cannot therefore confirm the figure referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
11	Workshop, Galvelmore Street, Crieff PH7 4BY	Sold Prior
12	Former West Parish Church, Church Street, Kilbarchan, Johnstone PA10 2AF	Postponed
14	Peterhead Police Station, 4 Merchant Street, Peterhead AB42 1BU	Buyers are referred to the special conditions of sale and the requirements in relation to the sale. The Settlement Date will take place in accordance with special condition 4. Prospective buyers must make all necessary independent enquiries prior to placing their bid as this will be binding.

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

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

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Lot	Address	Amendment
15	Unit 2, 95 Morrison Street, Glasgow G5 8BE	Guide Price: £180,000+
17	17 New Road, Ayr KA8 8DA	Guide Price: £50,000+ VAT will be payable on the price.
18	17 Briarbank, Bane Loaning, Dumfries DG1 3BA	Date of Entry 16.05.2024
20	60 High Street, Fraserburgh AB43 9HP	Guide Price £75,000+ We have been informed by the vendor that the lease contained within the legal pack has expired and the tenants have vacated the property.
26	Land at Galvelmore Street, Crieff PH7 4BY	Sold Prior
27	35 Main Street, Kirkconnel, Sanquhar DG4 6NB	Guide Price £27,000+
28	Land at Balquhidder, Lochearnhead FK19 8NY	Date of Entry 24.05.2024 Prospective buyers are referred to the Option to Tax and the Note regarding Railway User Clause contained within the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
30	19 Grant Street, Cullen AB56 4RS	The property is sold subject to a tenancy constituted in terms of missives of let dated 15th and 16th June 2023.

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