

FOR SALE BY ONLINE AUCTION

**Auction Date: 4th
December 2025**

Retail Unit & Flat

**Prominent commercial &
residential location**

Retail 153.0 sq. m. (1,647 sq. ft.)

Flat 52.30 sq. m. (563 sq. ft.)

Guide Price: £80,000



WHAT 3 WORDS

46-48 MAIN STREET, DUNDONALD, KA2 9HG

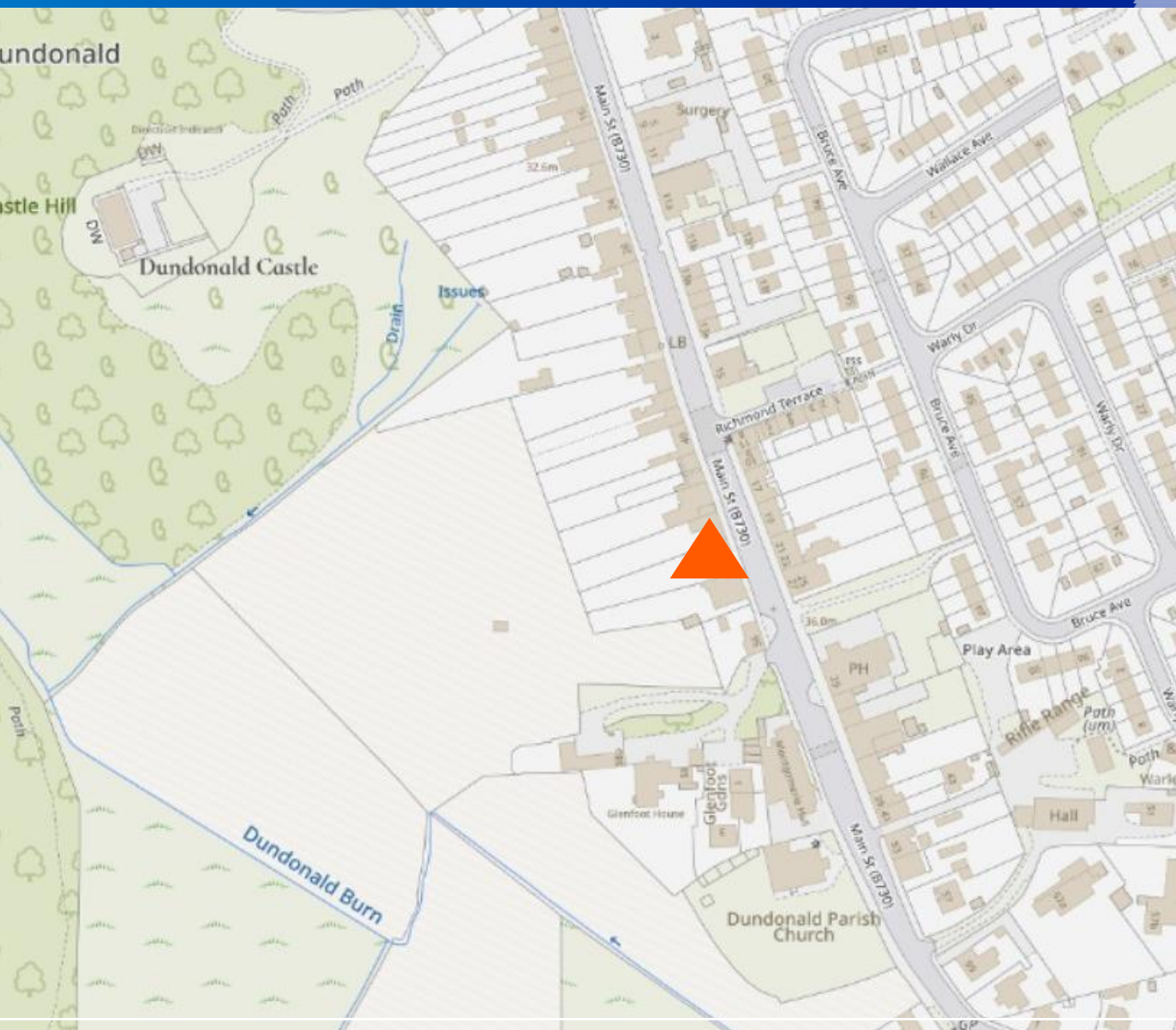
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Location

46-48 MAIN STREET, DUNDONALD



The subjects are set in the village of Dundonald which lies in the South Ayrshire Council area, and around 5 miles south west of Kilmarnock.

The village has a population of around 2,600 and offers a range of local services and facilities.

The property is situated on the west side of Main Street south of the junction with Kilmarnock Road and north of the Old Loans Road and Tarbolton Road (B730) intersection.

There is plentiful on-street parking.



FIND ON GOOGLE MAPS



Description

46-48 MAIN STREET, DUNDONALD



The subjects comprise a ground floor retail unit and first floor flat accessible from ground floor level of a two-storey stone and brick building that currently provides retail accommodation and residential use above.

Internally the property comprises open plan retail space WC, preparation area, and storage with the flat comprising double bedroom, bathroom, kitchen and living room.

The property also benefits from a substantial, enclosed back garden.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £5,100

Council Tax Banding – B

Rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme

	m ²	ft ²
Ground Floor – Retail	153.0	1,647
First Floor – Flat	52.30	563
Total	205.30	2,210

The above floor areas have been calculated on a Gross and Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





Auction Date

The auction will be held on 4th December 2025 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of **£80,000**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

Legal Pack

Prospective purchasers are strongly advised to read the legal pack which contains information regarding the extent of the Title and drainage arrangements, this is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

The property has a current energy rating of A.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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