

# FOR SALE BY ONLINE AUCTION

**Auction Date: 10<sup>th</sup>  
February 2026**

**Development Opportunity**

**Ground floor café/restaurant and  
substantial 8 apartment duplex  
flat requiring modernisation**

**Extensive garden grounds with  
rear access**

**Café – 160.59 Sq M (1,729 Sq Ft)**

**Flat – 149.02 Sq M (1,604 Sq Ft)**

**Guide Price : £55,000**



**VIRTUAL TOUR - SHOP**



**WHAT 3 WORDS**



**VIRTUAL TOUR - FLAT**

**54 DALRYMPLE STREET, GIRVAN, KA26 9BT**

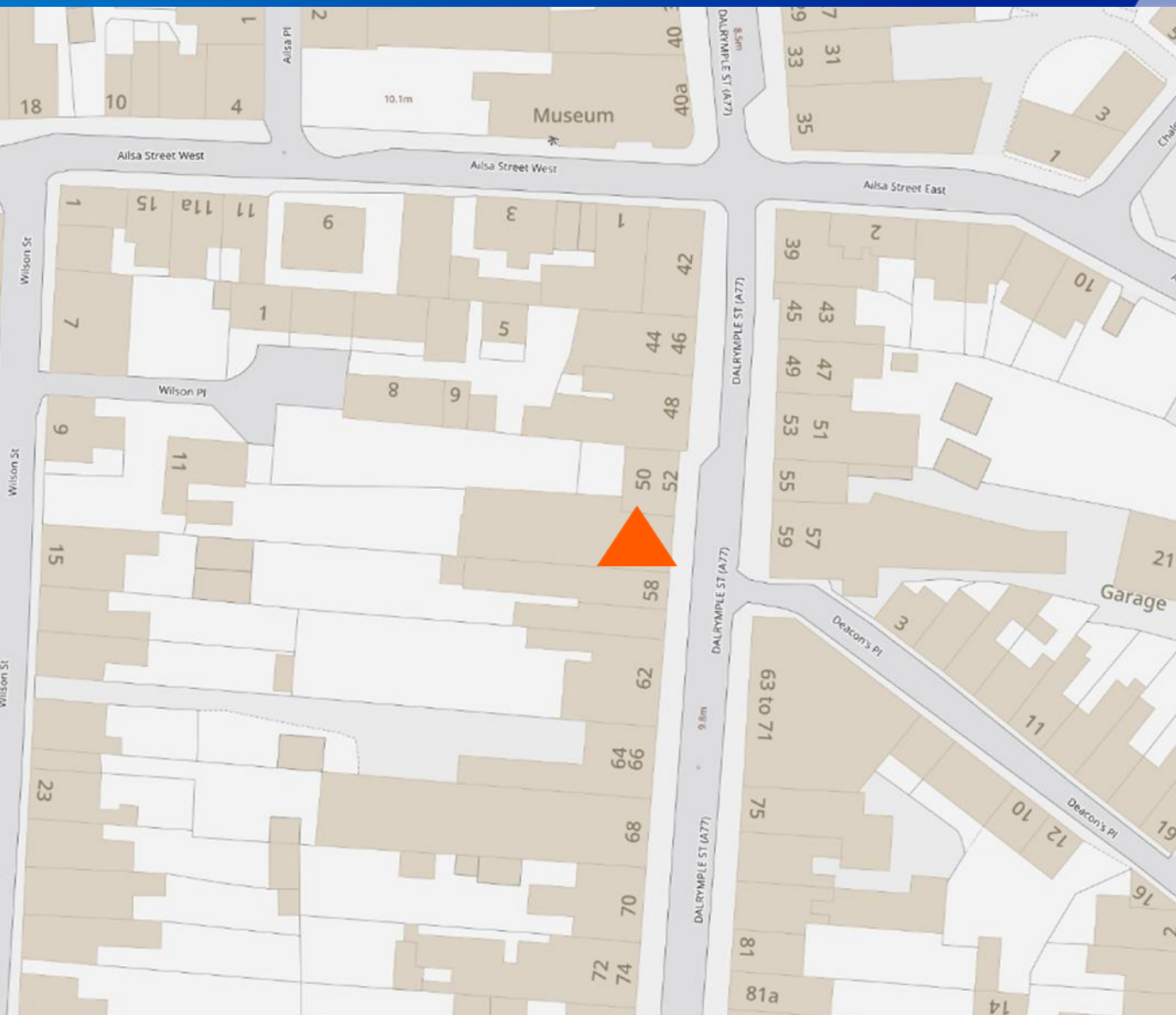
**CONTACT: Daniel Bryson BSc (Hons) [d.bryson@shepherd.co.uk](mailto:d.bryson@shepherd.co.uk) | 07831 883226 | [shepherd.co.uk](https://shepherd.co.uk)**





# Location

54 DALRYMPLE STREET, GIRVAN



The subjects are set within the popular coastal town of Girvan which has a population of around 7,000 and lies on the Clyde coast approximately 20 miles south of Ayr.

The property is located on Dalrymple Street/A77, the main arterial route providing transit from Scotland to the ferry port of Cairnryan, offering onward transport to Northern Ireland. Plentiful public car parking is available nearby. Trump Turnberry Resort lies just 9 minutes to the North.

Surrounding occupiers are strong in nature and include Nisa Local, Home Hardware, Greggs and Savers.

On-street parking is available on Dalrymple Street, Duncan Street and Wesley Road.

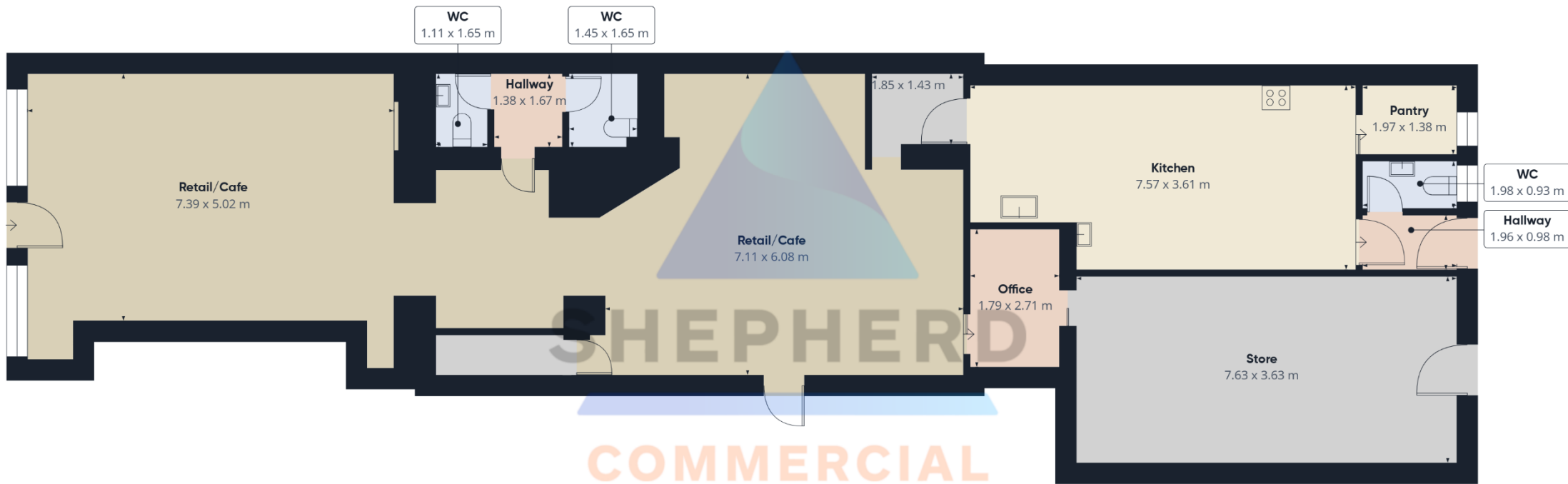


FIND ON GOOGLE MAPS



# Floor Plan – Café/Restaurant

54 DALRYMPLE STREET, GIRVAN

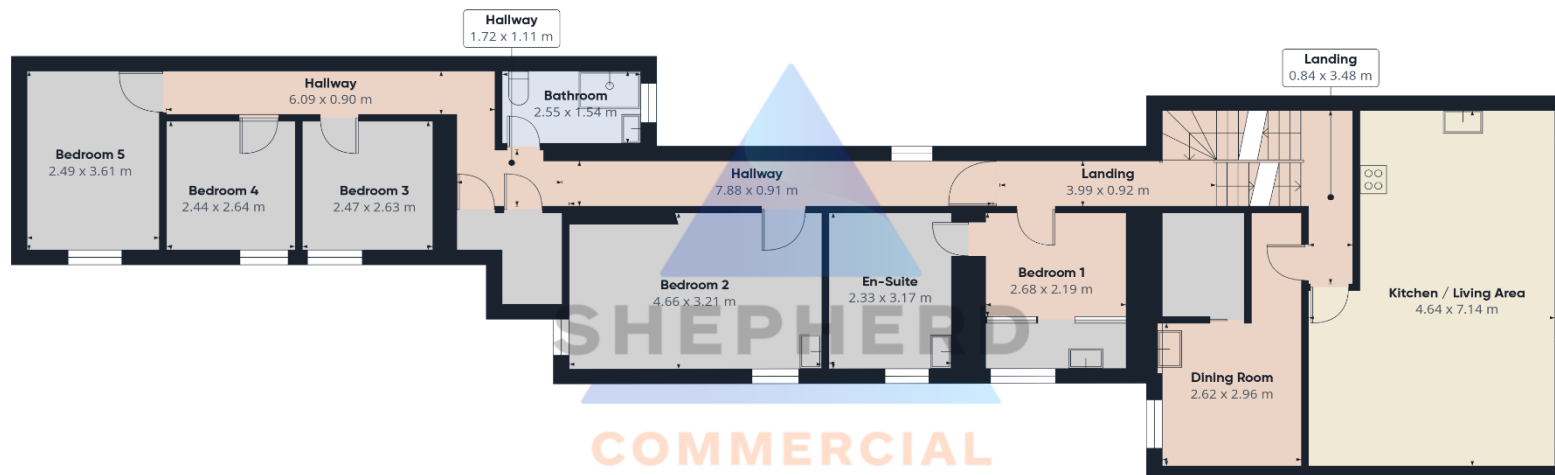
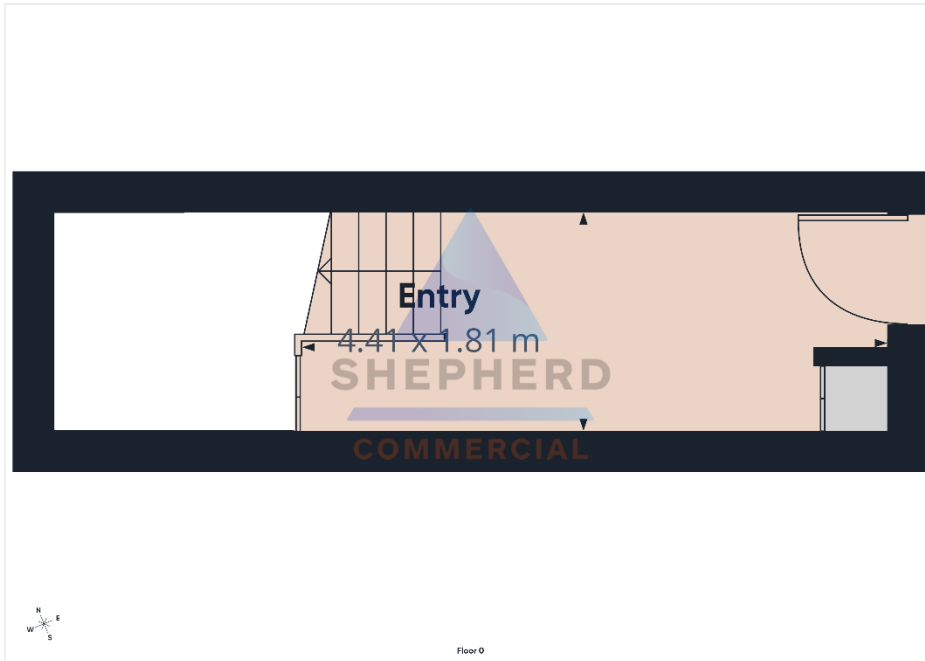






# Floor Plans - Flat

54 DALRYMPLE STREET, GIRVAN





# Description

54 DALRYMPLE STREET, GIRVAN



The subjects comprise a substantial ground retail unit recently utilised as a large café with a substantial 8 apartment duplex flat above. The property is a mid-terraced, two storey and attic building of traditional stone construction surmounted in a pitched and slated roof interconnecting to various rear extensions of brick construction surmounted in a mixture of pitched & slated and a shallow pitched roof.

The subjects benefit from a full width shop front to Dalrymple Street/A77 of recessed single glazed timber style incorporating a central pedestrian doorway. Independent access to the flat is provided by a timber door to the front elevation.

There are substantial rear garden grounds incorporating a timber garage and parking area.

There is historic planning approval to form a stair link from the flat to rear garden.

Internally flooring is of concrete on the ground floor with suspended timber above, internal walls are of plasterboard and timber lined in a mix of paper and painted finishes with ceilings of plasterboard with some textured finishes.

We assume the property benefits from three phase electricity, water and drainage. There is a historical gas supply to the property of which the meter has been removed.

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor (Café)</b>	160.59	1,729
<b>First &amp; Attic Floor Flat</b>	149.02	1,604

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



# Images - Flat

54 DALRYMPLE STREET, GIRVAN







# External Photos

54 DALRYMPLE STREET, GIRVAN





## Auction Date

The auction will be held on 10<sup>th</sup> February 2026 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 £55,000

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

The legal pack is available to view online.

## VAT

See Legal Pack.

## Energy Performance Certificate

A copy of the EPC is available upon request.

## Get in Touch

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



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**Shepherd Chartered Surveyors**

22 Miller Road, Ayr, KA7 2AY

t: 01292 267987 Option 2



## 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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