

# ADDENDUM



**Auction:**  
**The Shepherd Commercial Auction will be conducted behind closed doors and broadcast live online with remote bidding only.**  
**Addendum as of 10 February 2026**

Lot	Address	Amendment
4	59 Station Road, Ellon, Aberdeenshire AB41 9AR	Guide Price: £85,000+
6	4 Boswell Park, Ayr KA7 1NW	The property is sold subject to and with the benefit of a Lease. Prospective buyers are referred to the Lease for a term of 5 years to 11/2/2030 and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
8	66-68 High Street, Blairgowrie PH10 6DF	Prospective buyers are referred to the Lease Documentation - items 1 to 7 of The Inventory of Writs - and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
9	Cemetery Lodge, Constitution Street, Peterhead AB42 1SD	EPC rating F
10	Finlay House, 10-24 West Nile Street, Glasgow G1 2PP	The Articles of Roup confirm current tenancies at clause 1.19. Prospective buyers are referred to the Lease Documentation - items 115 to 126 of The Inventory of Writs - and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
11	Oceans 11, 19 Fowlds Street, Kilmarnock KA1 3DG	EPC rating D The further information referred to in our marketing in relation to business licence, staff and accounts is awaited
12	14-16 Erroll Street, Peterhead AB42 1PX	Withdrawn
13	35 Main Street, Kirkconnel, Sanquhar DG4 6NB	EPC Rating: D & TBC

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
14	Townhead Institute Unit 3, 39 Drysdale Street, Alloa FK10 1JL	Postponed
15	Hogganfield TWP, 31 Dinart Street, Glasgow G33 2BU	The Buyer shall enter into a 10 year clawback agreement - see legal pack
17	15-17 Main Street, Kilmaurs, Kilmarnock KA3 2SF	Guide Price: £45,000+ We have been informed that as no access is available to the property, an EPC cannot be provided.
19	29 Hanover Street, Stranraer DG9 7RX	EPC Rating: B Prospective buyers are referred to the Explanatory Note on Lease in the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
21	9-11 Altonrea Gardens, Dyce, Aberdeen AB21 7NQ	EPC Rating: C
23	67 The Green, Aberdeen AB11 6NY	Withdrawn
26	31 Green Street, Ayr KA8 8BQ	Withdrawn
27	73 High Streett, Annan DG12 6DJ	Sold Prior

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