



FOR SALE BY ONLINE AUCTION

**Auction Date: 16th
April 2026**

Former restaurant & takeaway

**Potential for residential re-
development, subject to
planning**

**Potential for additional dwelling
plot within rear land**

166.83 Sq M/1,785 Sq Ft

Potential for 100% rates relief

**No VAT payable upon purchase
price**

Guide Price : £58,000



WHAT 3 WORDS

206 DALRYMPLE STREET, GIRVAN, KA26 9BQ

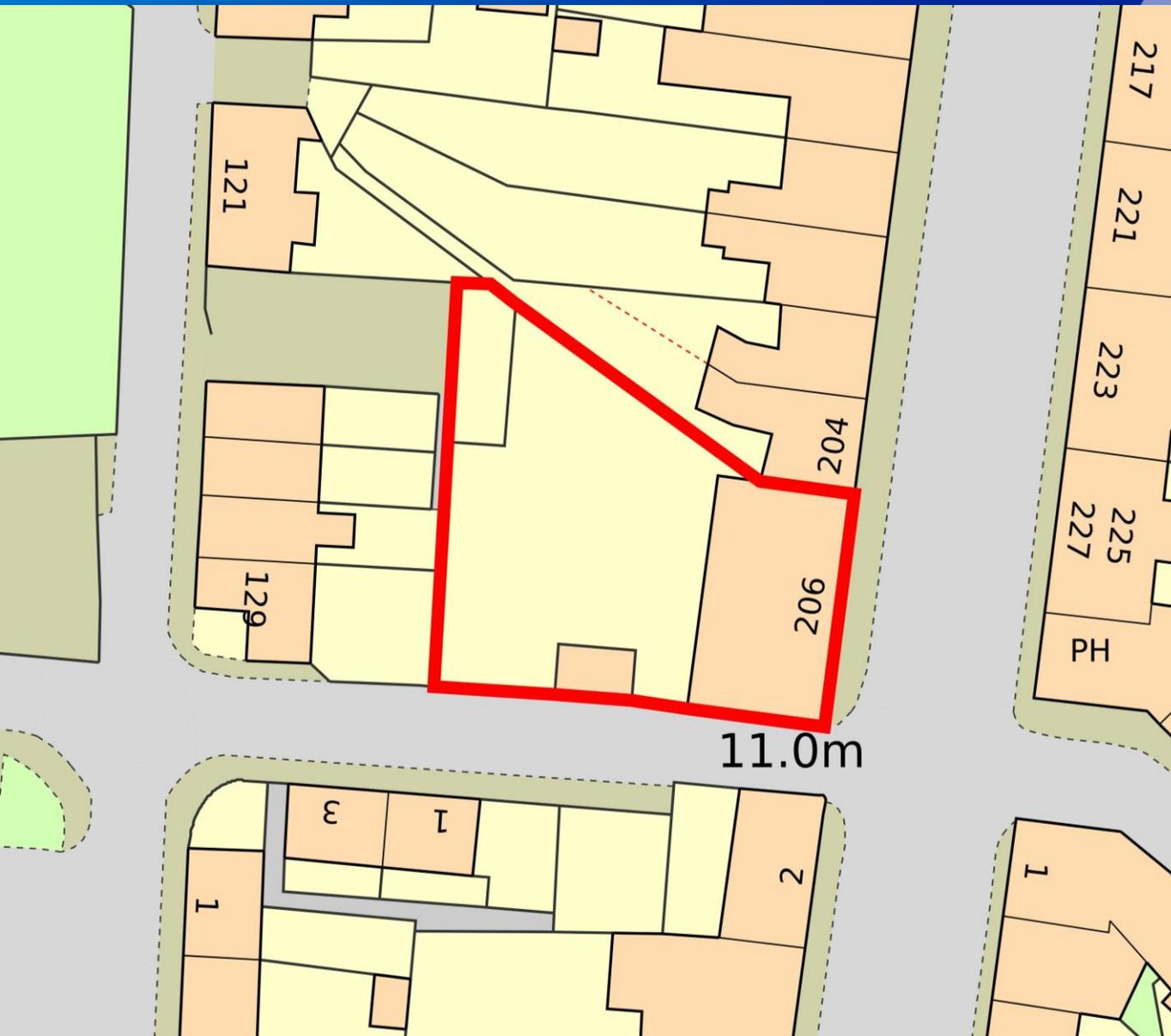
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Location

206 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.

The property is located within a predominately residential area of Dalrymple Street, however commercial occupiers nearby include Montys and Flow & Ebb.

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

Plan is for indicative purposes only and should be verified.



FIND ON GOOGLE MAPS



Description

206 DALRYMPLE STREET, GIRVAN



The subjects comprise an end terraced former restaurant/takeaway unit of traditional stone construction surmounted in multi pitched and flat roofs clad in a mixture of tiles, slate and we assume mineral style felt.

Access is via a full width shop front of aluminium single glazed style currently boarded up for security purposes. There is a secondary shop front of timber single glazed leading to the former takeaway section which is also currently boarded up for security purposes.

There are substantial garden grounds to the rear laid in a mixture of grass and concrete. Garden grounds are bound by stone walls incorporating both pedestrian access and double timber vehicle gates. There are two derelict garage structures within the rear garden grounds. The site area is approximately 0.18 Ac/0.07 Ha.

Internal accommodation currently comprises the following:

- Retail/restaurant area
- Takeaway area
- Two kitchen areas
- Store
- W.C's

| | m ² | ft ² |
|-----------------|----------------|-----------------|
| Building | 166.83 | 1,785 |

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



Floor Plan

206 DALRYMPLE STREET, GIRVAN





Drone Images

206 DALRYMPLE STREET, GIRVAN





Auction Date

The auction will be held on 16th April 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 **£58,000**

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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Arlene Wallace
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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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