FOR SALE BY ONLINE AUCTION

Auction Date: 16th April 2026

Ground Floor Retail Unit

Suitable for owner-occupation or investment purposes

Plentiful public car parking

Potential for 100% rates relief

19.77 sq. m. (213 sq. ft.)

Guide Price: £25,000

VIDEO TOUR

WHAT 3 WORDS

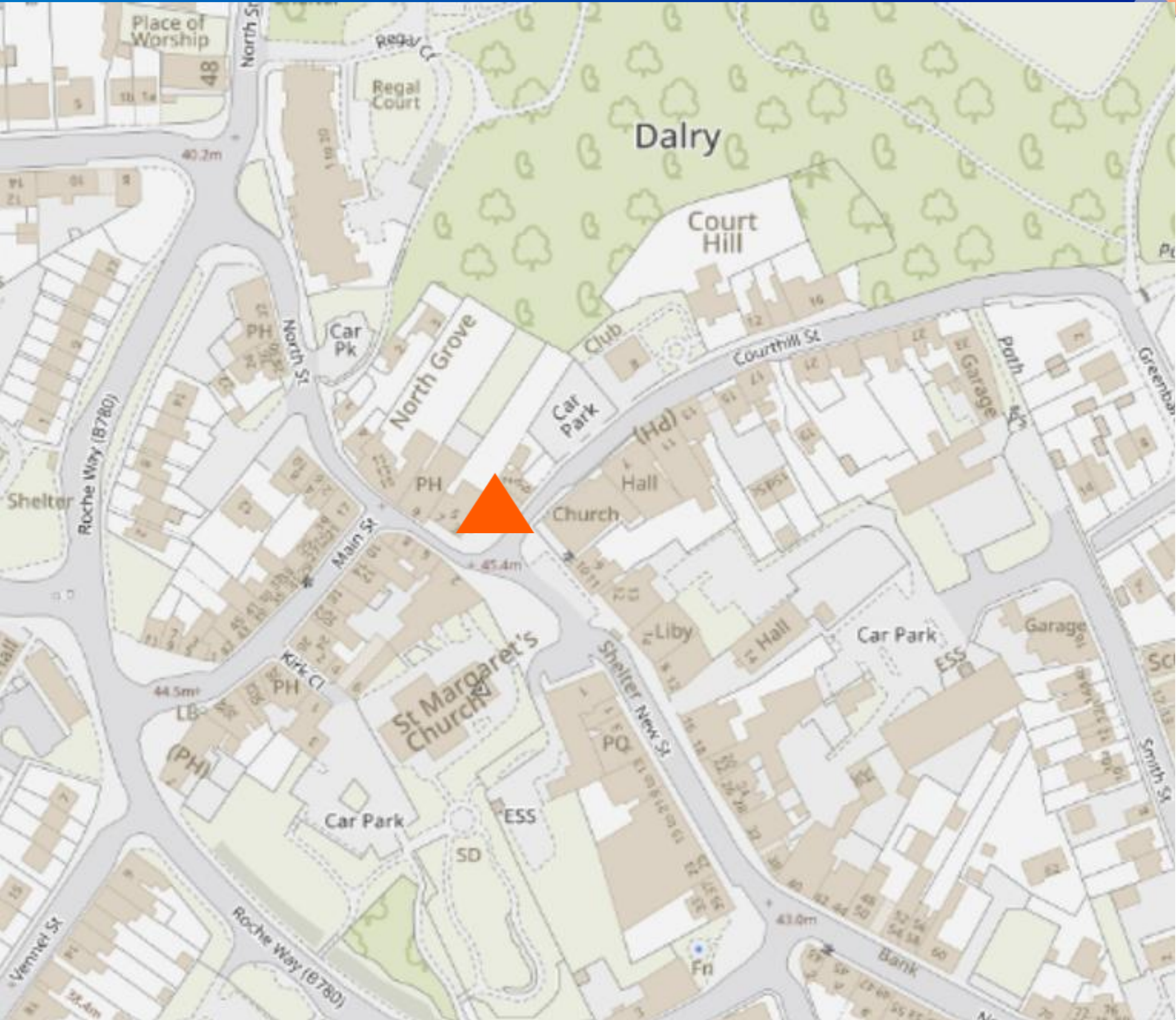
7 THE CROSS, DALRY, KA24 5AL

CONTACT: Daniel Bryson BSc (Hons) d.bryson@shepherd.co.uk | 07831 883226| **shepherd.co.uk**

SHEPHERD

PROPERTY AUCTIONS

Location



FIND ON GOOGLE MAPS

Dalry is situated within North Ayrshire, approximately 10 miles north of Irvine on the A737. Dalry has a resident population of around 5,400.

The subjects are located in a prominent town centre location on The Cross, nearby to its intersection with New Street and North Street.

Surrounding occupiers are an interesting mix of residential and commercial occupiers with commercial occupiers including Dalry Parish Church, Abid's Tandoori Takeaway, The Auld Hoose Bar, J & J McCosh Solicitors and Estate Agents and Dalry Library.

There is plentiful public car parking available within The Cross and the surrounding locale.

Dalry is well served by public transport having a railway station with regular services to Glasgow and Ayr.

Description

The subjects comprise a mid terrace retail unit within a wider building of traditional sandstone construction surmounted in a pitched and slated roof with residential accommodation above.

The shop front is of timber style incorporating a recessed pedestrian doorway, all protected by a security shutter..

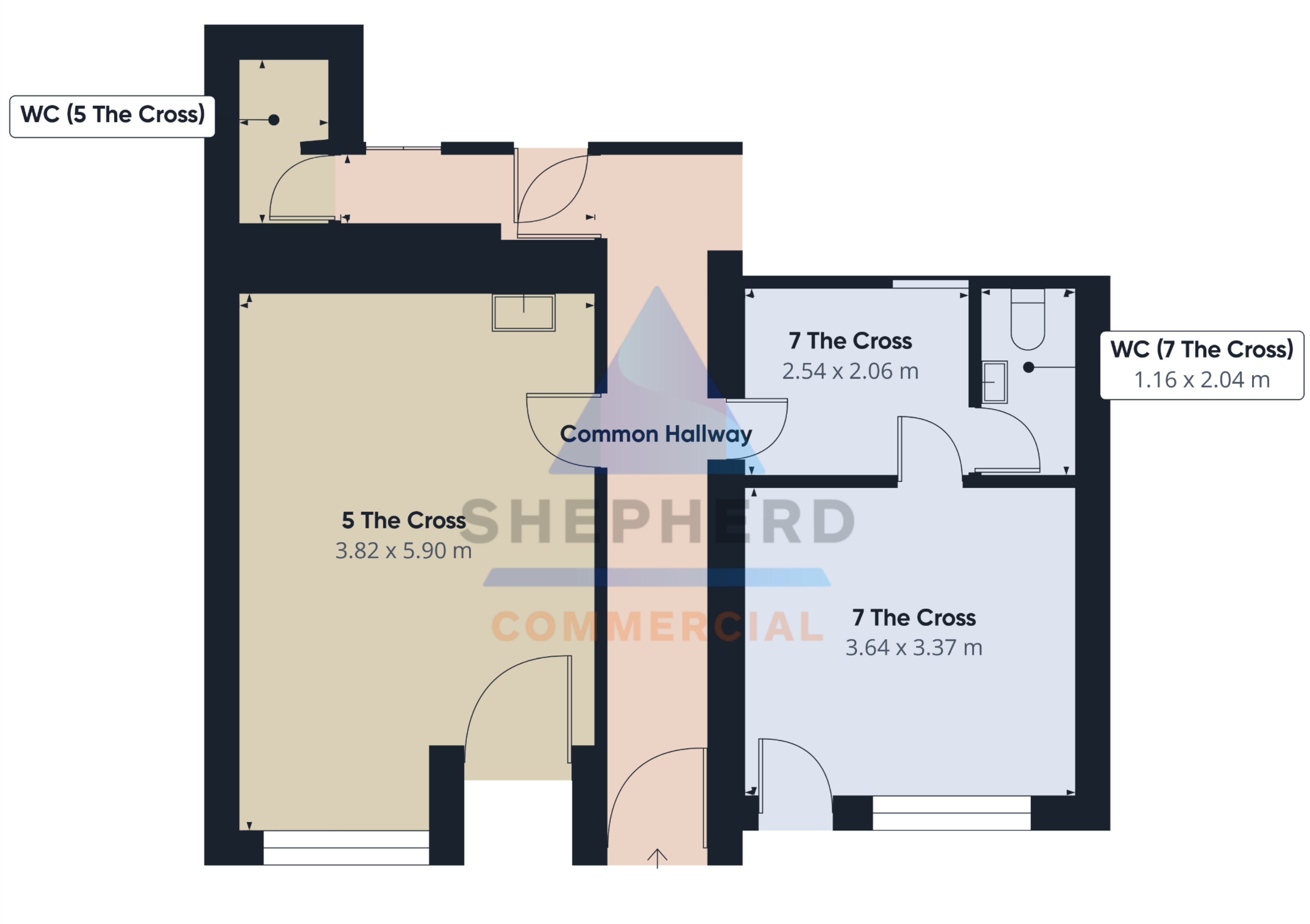
Flooring is a mixture of concrete and timber construction overlaid in modern LVT and carpet. Internal walls are of plasterboard in a mixture of slatwall and painted finishings with ceilings of plasterboard in painted and textured finishings.

Services are of single phase electricity, water and drainage. Lighting is of LED throughout.

	m^2	ft^2
Total	19.77	213

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


WC (5 The Cross)
5 The Cross
3.82 x 5.90 m
Common Hallway
7 The Cross
2.54 x 2.06 m
WC (7 The Cross)
1.16 x 2.04 m
7 The Cross
3.64 x 3.37 m
SHEPHERD
COMMERCIAL

The Detail

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 **£25,000**

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 1.5% plus VAT subject to a minimum of £1,500 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:

Daniel Bryson BSc (Hons)
d.bryson@shepherd.co.uk

Arlene Wallace
a.wallace@shepherd.co.uk

Shepherd Chartered Surveyors
Address
t:

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.

shepherd.co.uk

SHEPHERD
PROPERTY AUCTIONS