



**FOR SALE
BY ONLINE
AUCTION**

**Auction Date: 16th
April 2026**

Highly prominent town centre
location

Modern hair/beauty fit-out

Previously let for £10,000 per
annum

No VAT payable upon purchase
price

Potential for 100% rates relief

NIA - 61.66 Sq M (664 Sq Ft)

Guide Price : £65,000



VIRTUAL TOUR



WHAT 3 WORDS

77 DALBLAIR ROAD, AYR, KA7 1UQ

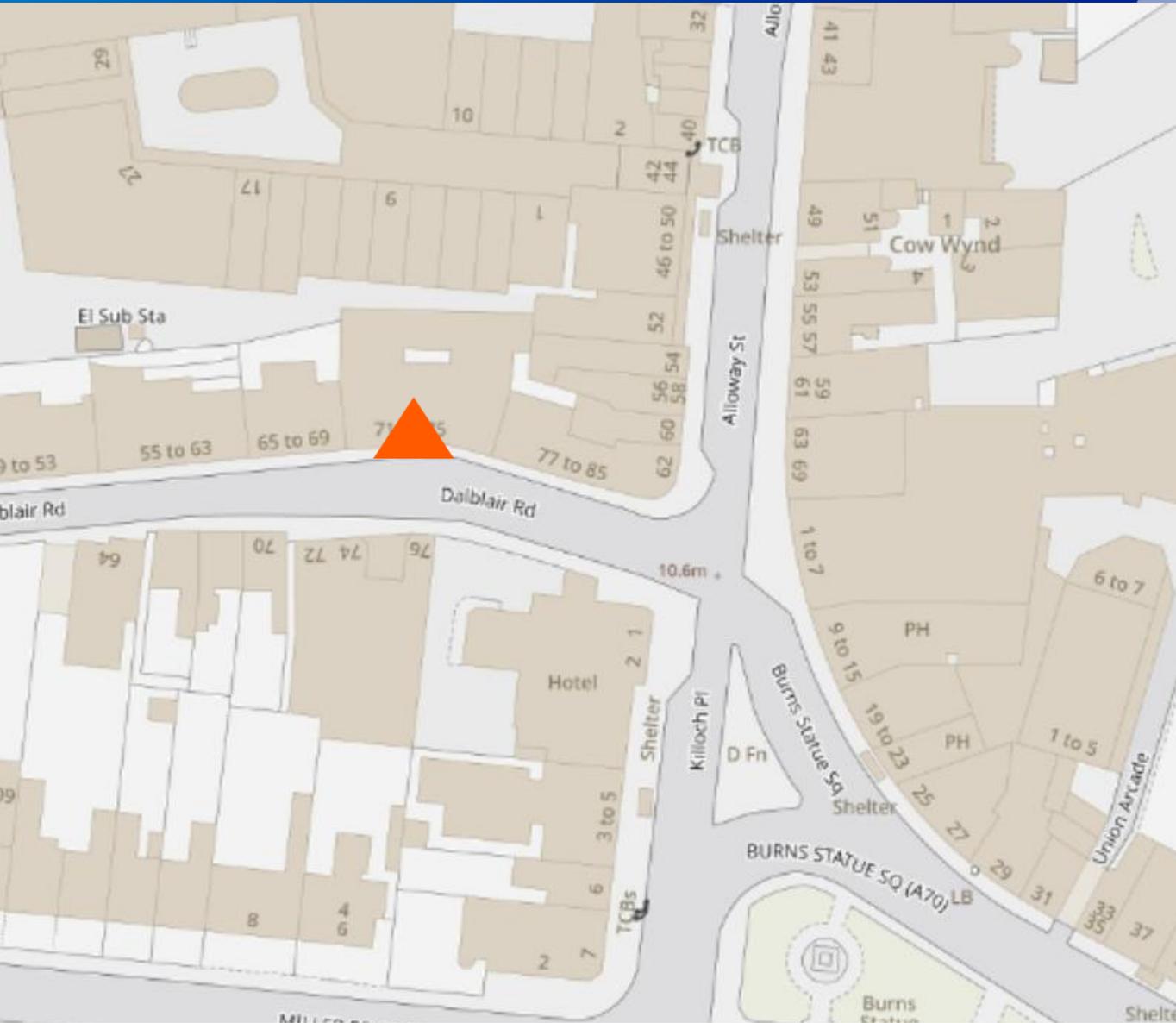
**CONTACT: Daniel Bryson BSc (Hons) d.bryson@shepherd.co.uk | 07831 883226 |
shepherd.co.uk**





Location

77 DALBLAIR ROAD, AYR, KA7 1UQ



The subjects are located on Dalblair Road nearby it's junction with Alloway Street in an established town centre retailing area.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 47,000.

Surround occupiers include Wallflowers, Ayr Guitar and Strictly Bridal.



FIND ON GOOGLE MAPS



Description

77 DALBLAIR ROAD, AYR, KA7 1UQ



The subjects comprise a retail unit forming part of a traditional four storey tenement formed in stone walls with flat roof clad in asphalt or similar.

The property has a modern retail frontage with the internal accommodation comprising:

- Retail Area
- Private Treatment Room
- Kitchen
- WC
- Store

Car Parking

On-street car parking is available, with plentiful further public car parking available within Barns Crescent or Burns Statue Square car parks.

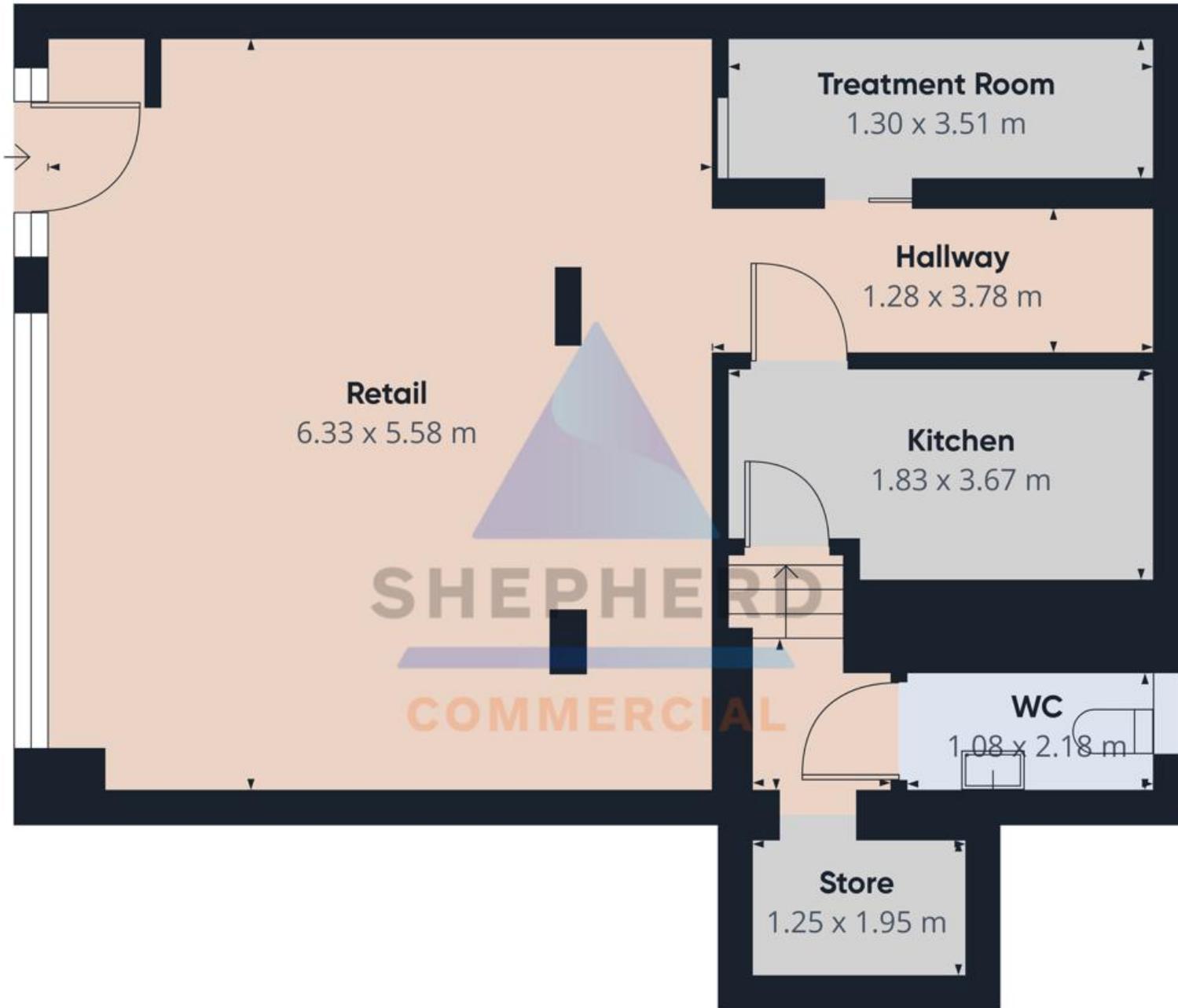
	m ²	ft ²
Ground Floor	61.66	664

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).



Floorplan

77 DALBLAIR ROAD, AYR, KA7 1UQ





Auction Date

The auction will be held on 16th April 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 **£65,000**.

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.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE March 2026

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

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.

[shepherd.co.uk](https://www.shepherd.co.uk)

