

FOR SALE BY ONLINE AUCTION

**Auction Date: 18th
June 2026**

**High Quality Fully Fitted Day
Spa**

**Turnkey opportunity – fully fitted
and ready to trade**

88.2 sq. m. (950 sq. ft.)

**No rates payable subject to
status**

Guide Price : £43,000



VIDEO TOUR



WHAT 3 WORDS

65 THE CASTLE, NEW CUMNOCK, KA18 4AG

CONTACT: Kevin Bell BSc MRICS | kevin.bell@shepherd.co.uk | 07720 466050 | shepherd.co.uk





65 THE CASTLE, NEW CUMNOCK



The property is located in New Cumnock in the East Ayrshire Council area around 26 miles south-east of Kilmarnock and with Cumnock around 6 miles to the north-west.

The property is located in the centre of New Cumnock in an area of mixed commercial and residential use with The Castle forming part of the A76 Ayr – Dumfries trunk route which passes through the town.

Ample free on and off street car parking is available in the general area.

FIND ON GOOGLE MAPS



Description

65 THE CASTLE, NEW CUMNOCK



The property comprises retail premises modernised and fully fitted as a Day Spa.

The internal accommodation comprises the following:

- Reception Area
- Sauna/Hot Tub
- Two Changing Rooms (including W.C. facilities)
- Two Treatment Rooms
- Kitchen/Tea Prep Area

As the unit is fully fitted trading could begin immediately.

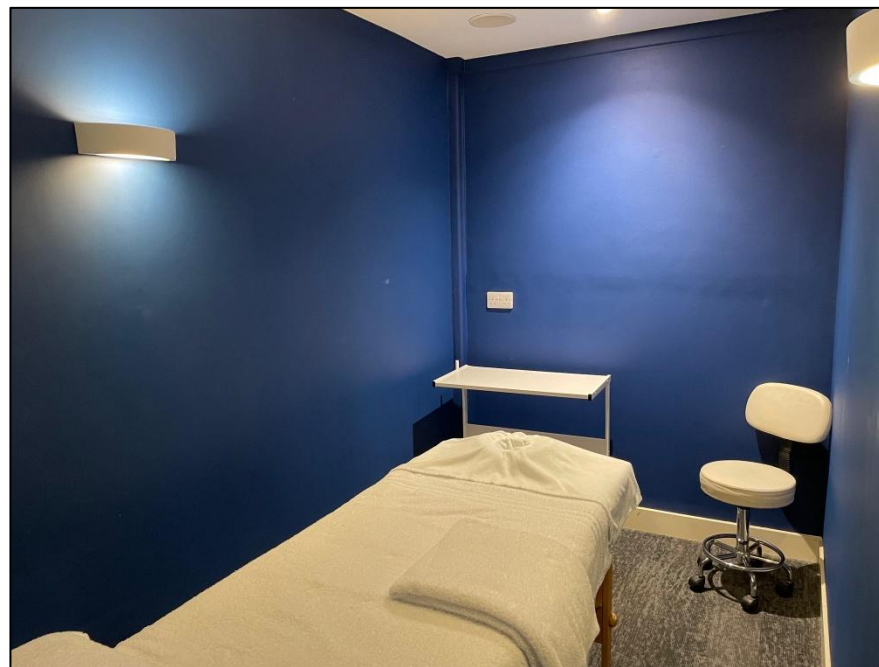
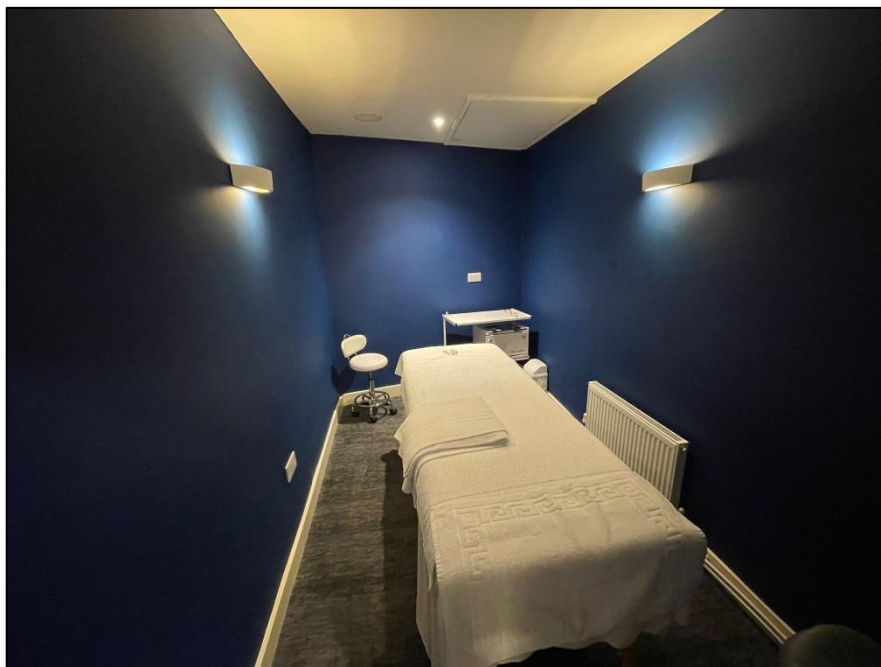
	m ²	ft ²
	88.24	950

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).



Photographs

65 THE CASTLE, NEW CUMNOCK





Auction Date

The auction will be held on 18th June 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 **£43,000**

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:



Kevin N Bell BSc MRICS
kevin.bell@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)