FOR SALE BY ONLINE AUCTION

Auction Date: 22nd October 2026

Prominent Retail Unit

Popular pedestrianised street

Potential for 100% rates relief

57.10 sq. m. (615 sq. ft.)

Guide Price : £40,000-£50,000

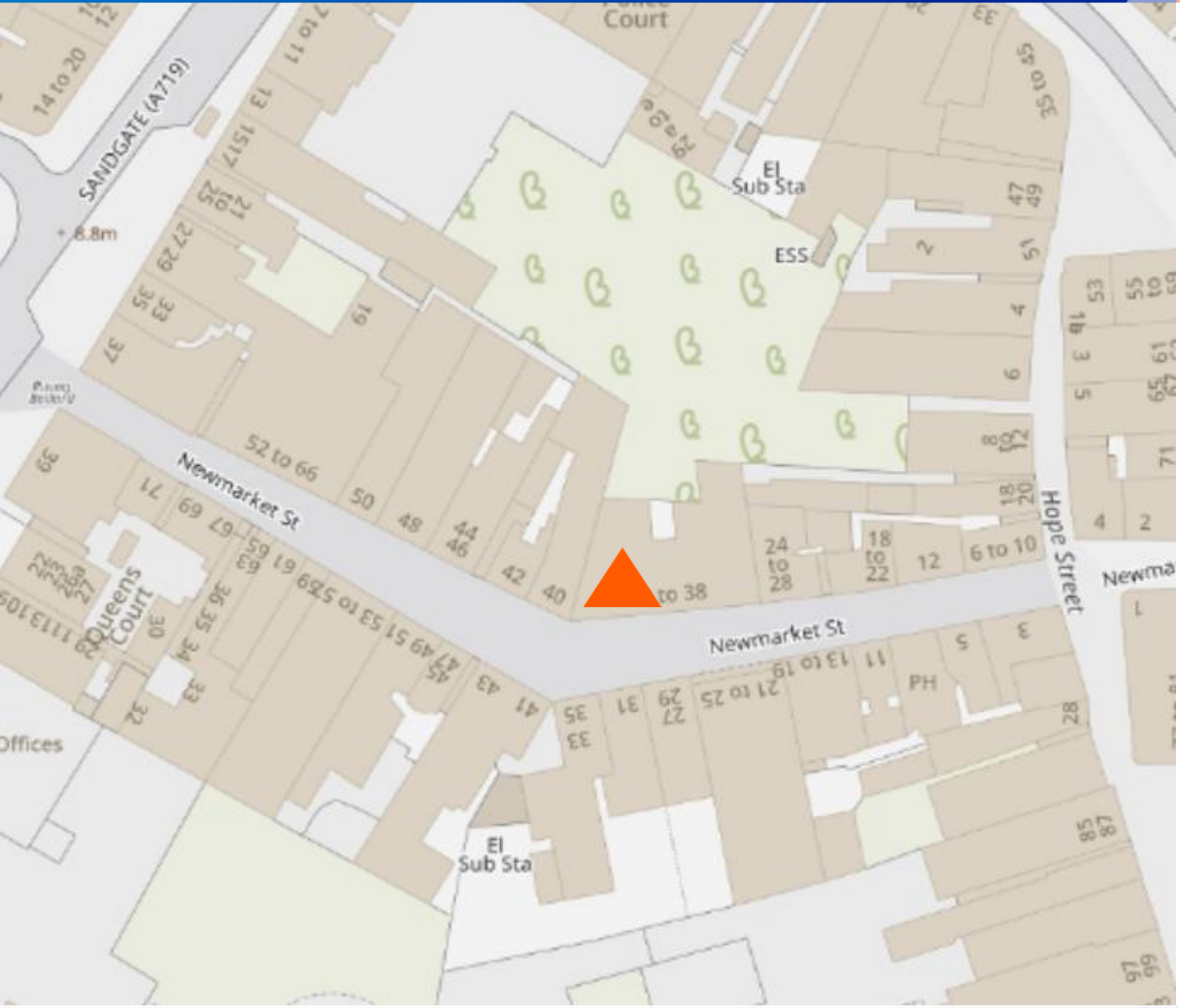
WHAT 3 WORDS

38 NEWMARKET STREET, AYR, KA7 1LP

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

SHEPHERD
PROPERTY AUCTIONS

Location



Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

The property is situated on Newmarket Street, a popular local retailing location with surrounding occupiers including a strong mix of local traders including HMC, Café Le Monde and The Good Travel Company.

There is public car parking available throughout the surrounding locale.

FIND ON GOOGLE MAPS

Description

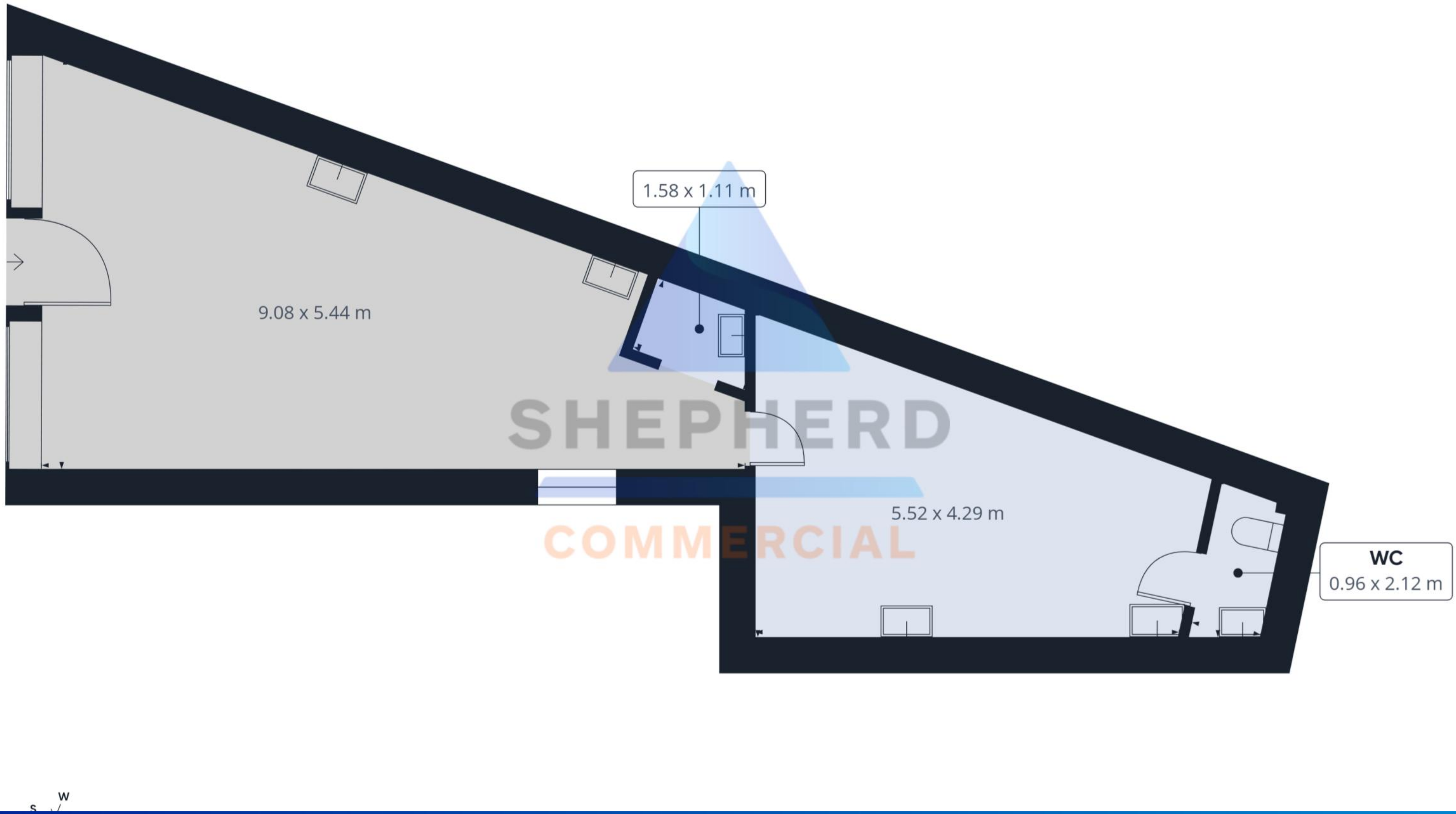
The subjects comprise a double windowed retail shop occupying the ground floor of a two storey property formed in stone and slate.

Internally, the property comprises the following;

- Sales Area
- Rear Retail/Store
- WC

	m^2	ft^2
	57.20	615

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).



1.58 x 1.11 m
9.08 x 5.44 m
SHEPHERD
COMMERCIAL
5.52 x 4.29 m
WC
0.96 x 2.12 m
W
S

The Detail

Auction Date

The auction will be held on 22nd October 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 £40,000-£50,000.

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

The property has an energy rating of E.

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
Cumbrae House, 15a Skye Road,
Prestwick, KA9 2TA
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

SHEPHERD
PROPERTY AUCTIONS