

FOR SALE BY ONLINE AUCTION

Auction Date: 3rd December 2026

Substantial industrial premises

Rare freehold opportunity

Development opportunity, subject to planning

Total site area 7.4 Ac (3.00 Ha)

4,926 Sq M (53,023 Sq Ft)

Guide Price : £195,000-£235,000

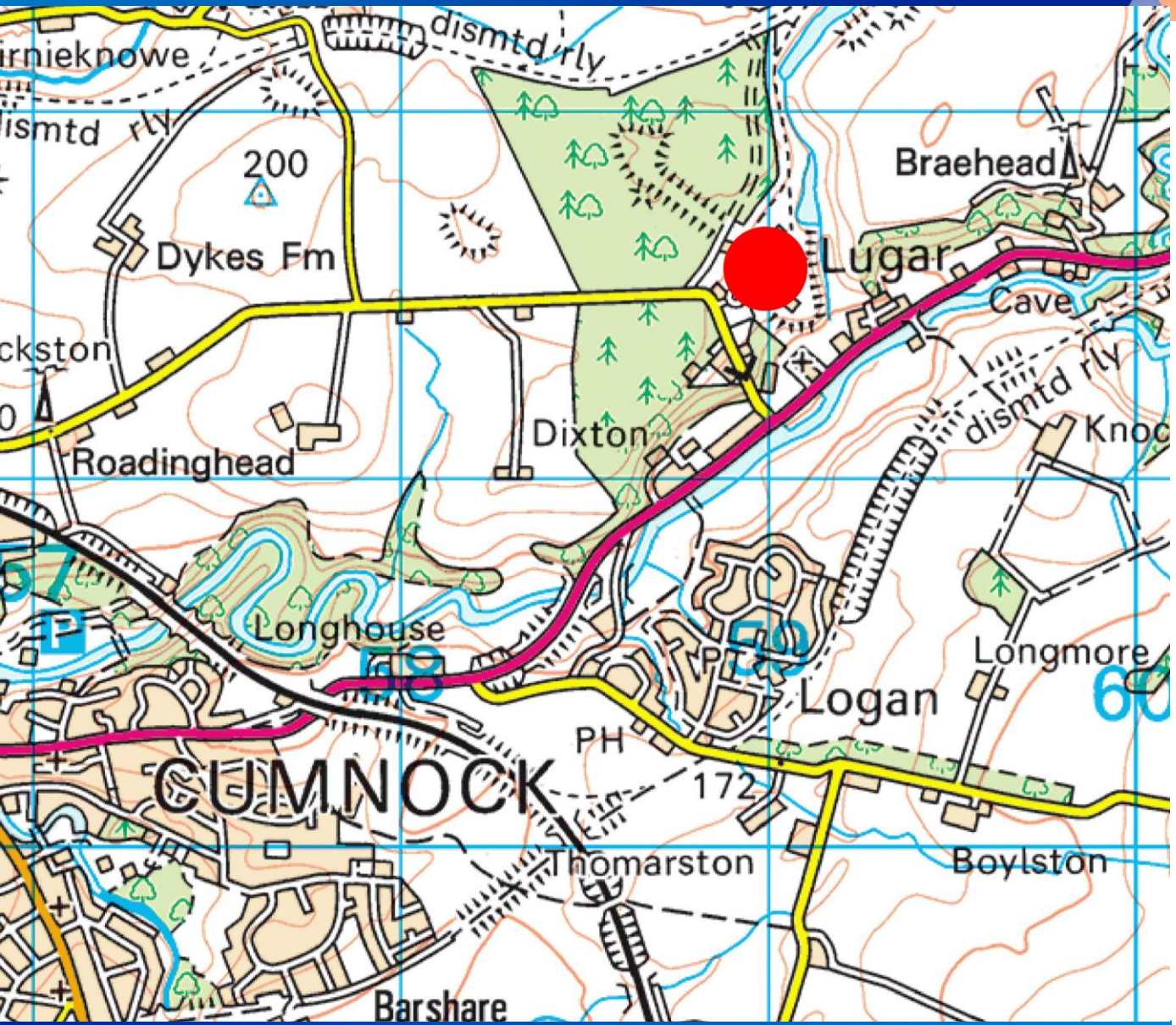
VIRTUAL TOUR WHAT 3 WORDS

50 PEESWEEP BRAE, LUGAR, EAST AYRSHIRE, KA18 3JG

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

SHEPHERD
PROPERTY AUCTIONS

Location



FIND ON GOOGLE MAPS

The subjects are located within the village of Lugar which is adjacent to Cumnock in the East Ayrshire Council area.

The town is around 15 miles south-east of Ayr and east of Kilmarnock respectively.

Lugar has a limited range of local services and facilities although the larger settlement of Cumnock is one of the larger towns in the East Ayrshire Council area.

The property is located off Peesweep Brae in an elevated position to the north of the village centre within a pocket of industrial and commercial properties although with residential housebuilding ongoing in the vicinity.



Description









The subjects comprise substantial semi-detached industrial premises of steel framed construction surmounted in a multi-pitched roof clad in cement style sheeting incorporating glazed light panels. The subjects benefit from front offices and an additional side store, both of brick construction surmounted in flat roofs.

Entrance is via 4 vehicular doors to the rear elevation with further vehicular access available to the side store. Independent pedestrian access is available to the front offices.

Internally, flooring is of concrete throughout with internal walls of brick, plastered on hard and plasterboard finishes.

Accommodation comprises substantial open plan industrial accommodation with side store and ancillary offices including WC's to the front elevation.

	m^2	ft^2
Main Warehouse	4,089	44,013
Side Store	196	2,110
Side Store Mezzanine	66	710
Front Offices	575	6,189
Total	**4,926**	**53,023**

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

The Detail

Auction Date

The auction will be held on 3rd December 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 £195,000-£235,000.

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

N/A

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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

Kevin N Bell BSc MRICS
Kevin.bell@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

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 November 2026

SHEPHERD
PROPERTY AUCTIONS