FOR SALE BY ONLINE AUCTION

Auction Date: 22nd October 2026

- Highly Prominent Retail Unit
- Hair & Beauty Fit-out
- Potential for 100% rates relief
- No VAT payable on price
- NIA 49.23 sq. m. (530 sq. ft.)

Guide Price : £42,000

VIRTUAL TOUR

WHAT 3 WORDS

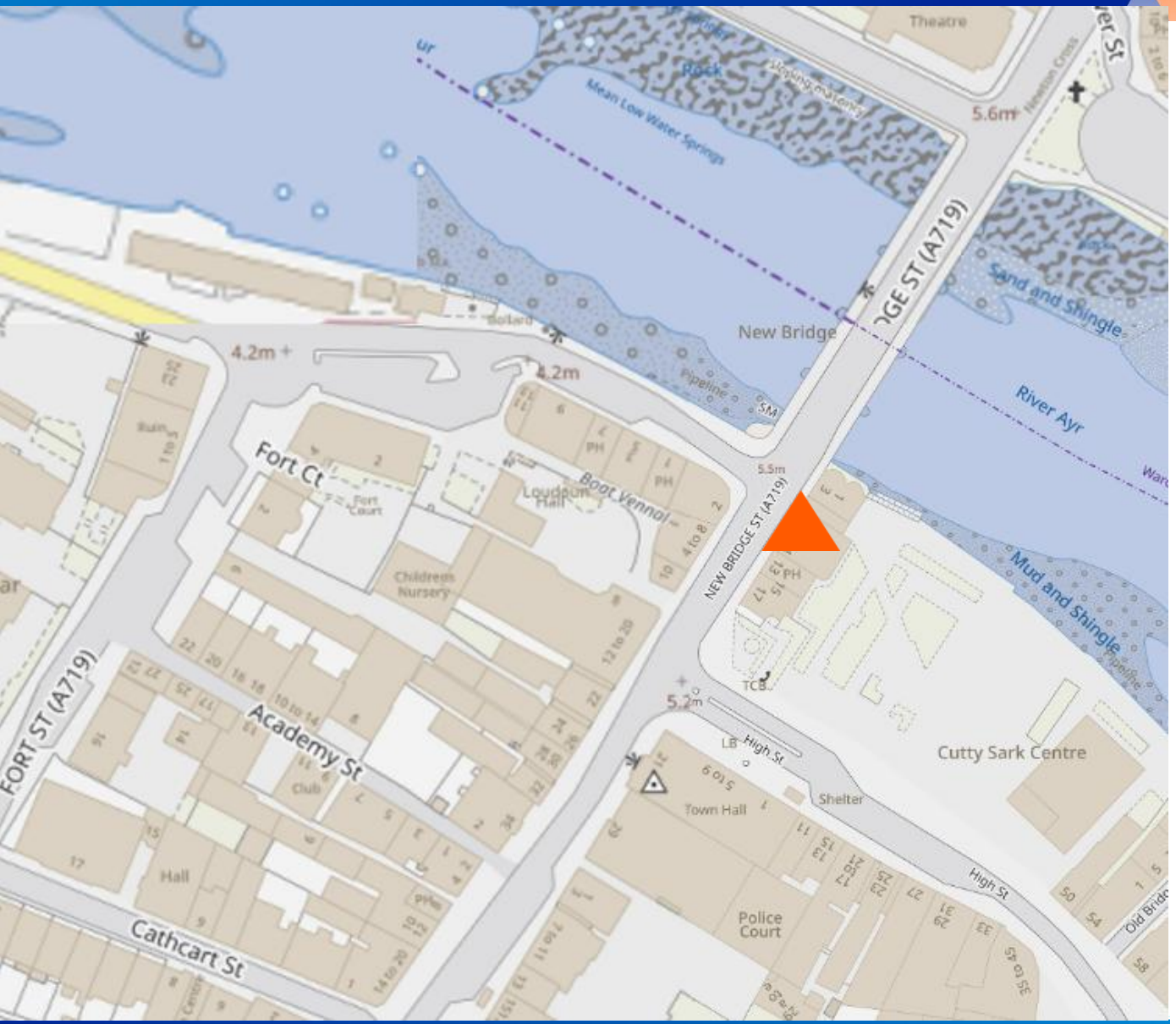
7 NEW BRIDGE STREET, AYR, KA7 1JX

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

SHEPHERD

PROPERTY AUCTIONS

Location



FIND ON GOOGLE MAPS

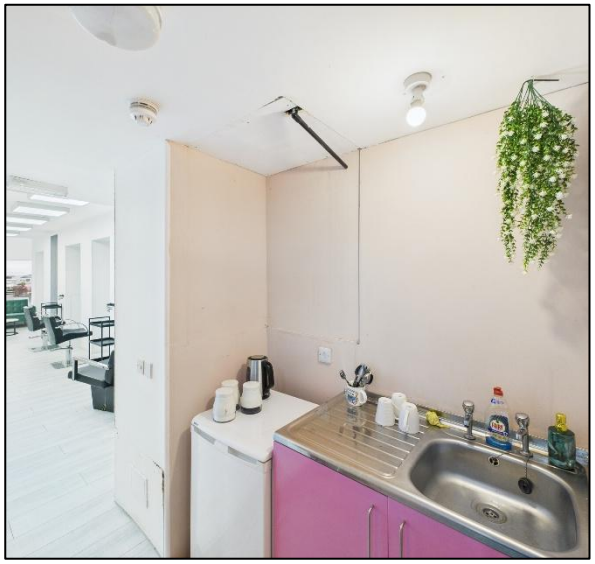
The property is located in Ayr, the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

The subject is prominently situated on the A719, the main arterial route servicing Ayr town centre.

The property benefits from plentiful on street car parking in the nearby vicinity, currently free of charge for a two hour period.

Surrounding occupiers include Pick Me Up Paints, Circles Advocacy, Venezia Tattoo and Ayr Town Hall.

Description



The subjects comprise a ground floor, mid terraced retail unit within a three storey and attic property formed primarily in stone and slate.

Access is via a highly prominent shopfront benefitting from a full width double glazed window and a recently installed modern composite pedestrian access door.

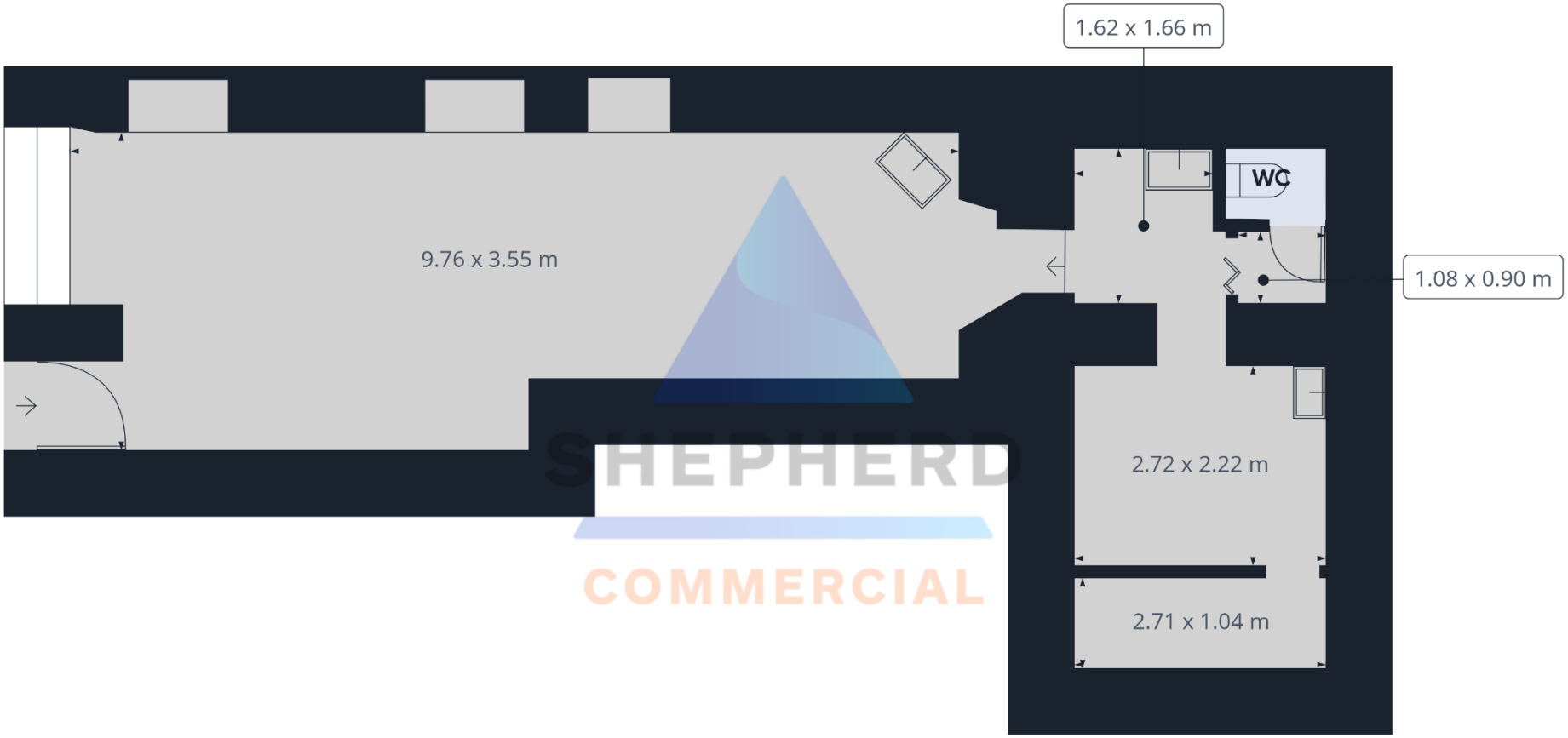
Internally, flooring is of concrete overlaid in laminate and linoleum. Internal walls are of plasterboard and painted with ceilings of same.

Services are of single phase electricity, water and drainage. Heating is supplied by a modern air conditioning unit while lighting is of modern LED throughout.

	m^2	ft^2
	49.23	530

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 Plans



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COMMERCIAL

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 **£42,000.**

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

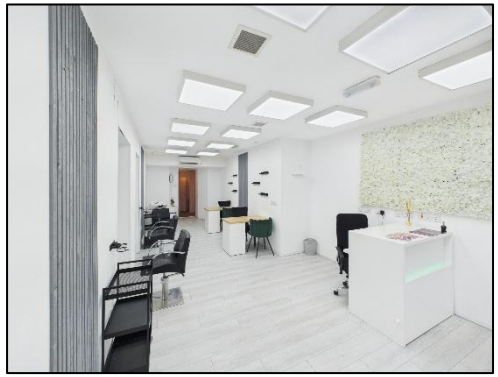
The legal pack is available to view online.

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:

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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.

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PROPERTY AUCTIONS

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 September 26