

FOR SALE BY ONLINE AUCTION

Auction Date: 22nd October 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

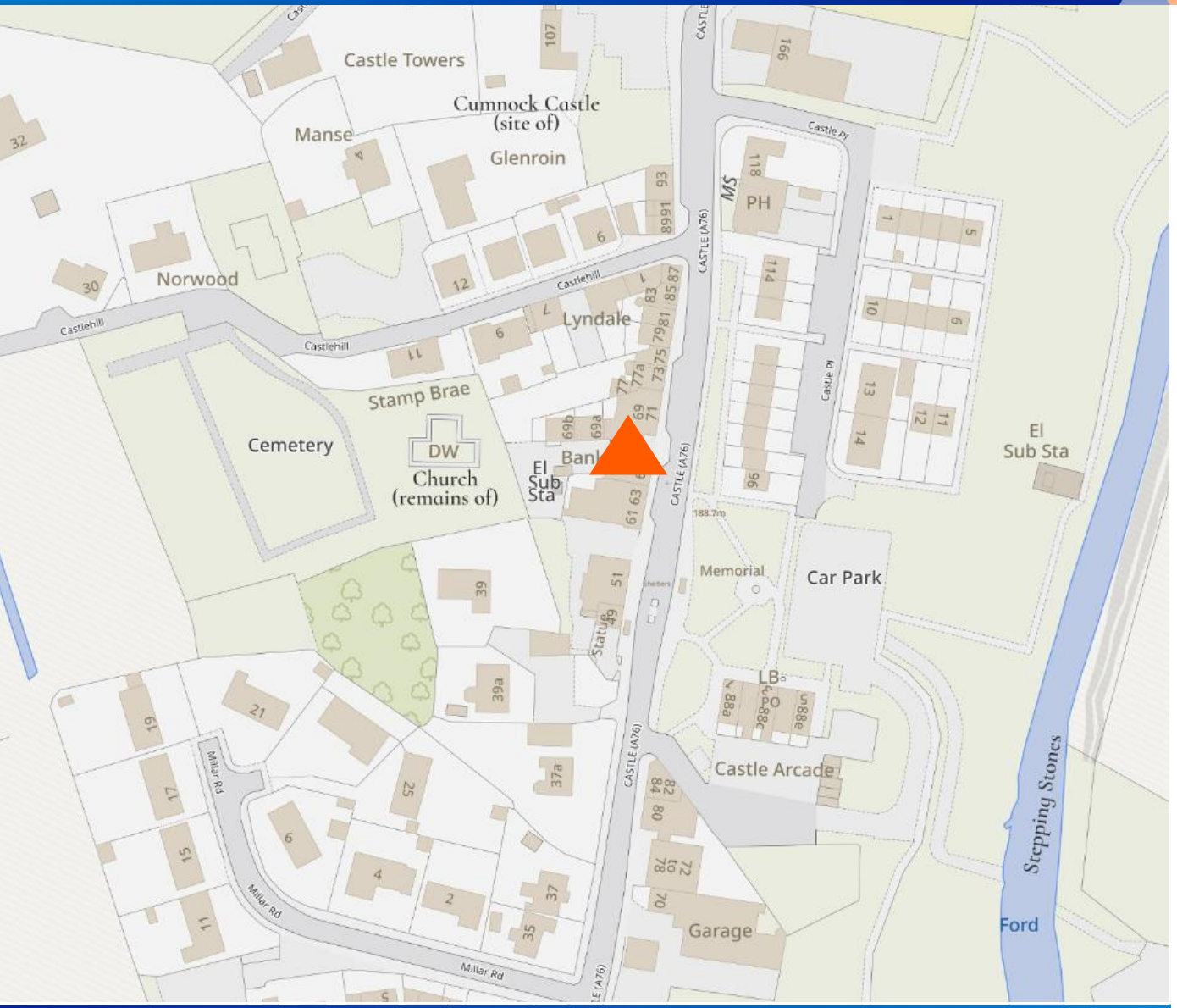
WHAT 3 WORDS

65 THE CASTLE, NEW CUMNOCK, KA18 4AG

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

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Location



FIND ON GOOGLE MAPS

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.



Description





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.

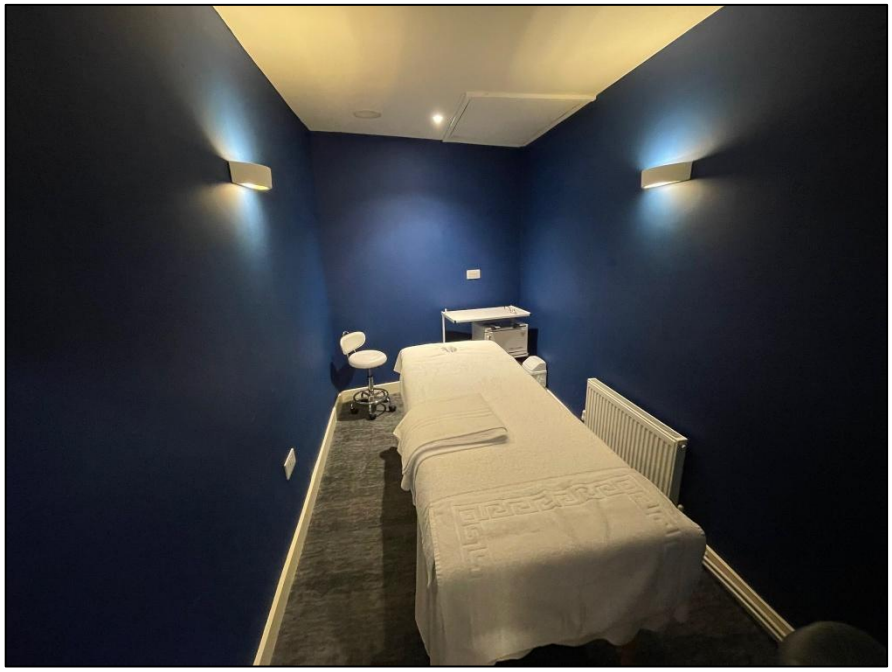
	m^2	ft^2
	88.24	950

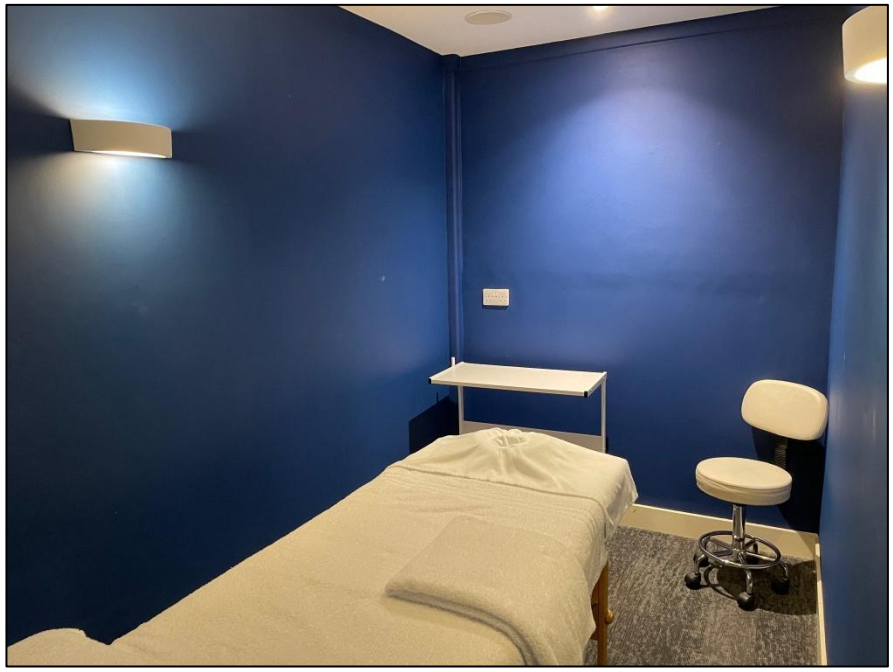
The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Photographs









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 **£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.

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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 2026

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