
# FOR SALE BY ONLINE AUCTION

**Auction Date: 22nd October 2026**

**Rare freehold opportunity**

**Potential for hot food takeaway, subject to consent**

**Potential for 100% rates relief**

**Public parking to rear**

**NIA – 40.65 Sq M (438 Sq Ft)**

**Guide Price : £25,000-£30,000**

VIDEO TOUR

WHAT 3 WORDS

## 89 MAIN STREET, AYR, KA8 8BU

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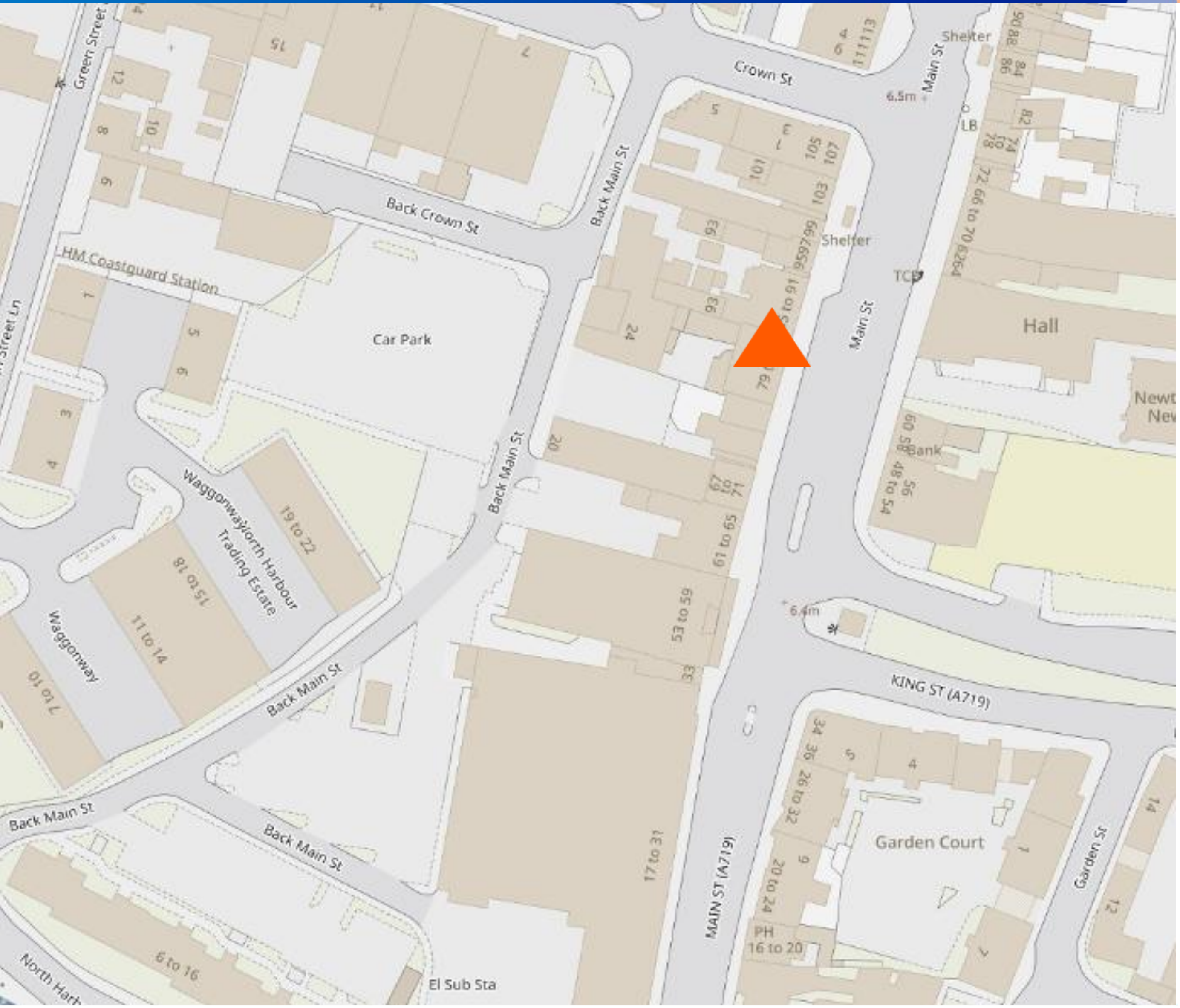
PROPERTY AUCTIONS

# Location





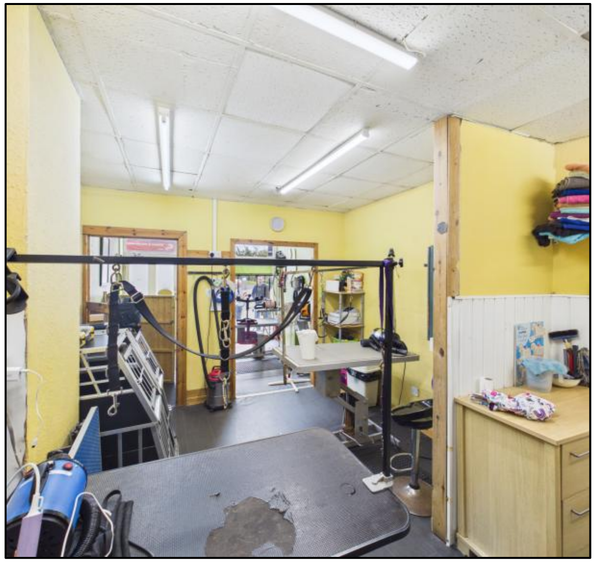

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

Main Street is a popular trading location with a strong mix of both national and local occupiers including Farmfoods, Coral, Armours Funeral Services, Carrick Cycles and Pickens Butchers.


FIND ON GOOGLE MAPS

# Description



**The subjects comprise a ground floor, mid terraced retail property within a single storey building of traditional brick construction surmounted in a pitched and slated roof serviced by rainwater goods of cast iron. The entrance is via a single pedestrian doorway within a full width shop front of glazed timber style.**

There is on-street parking available nearby to the subjects with a large public car park to the rear.

Internally, flooring is of concrete throughout overlaid in linoleum. Internal walls are of plasterboard in paper and painted finishes with ceilings of suspended ceiling style.

Services are of single-phase electricity, water and drainage. Lighting is a mixture of LED and fluorescent tube style lighting.

## Rateable Value

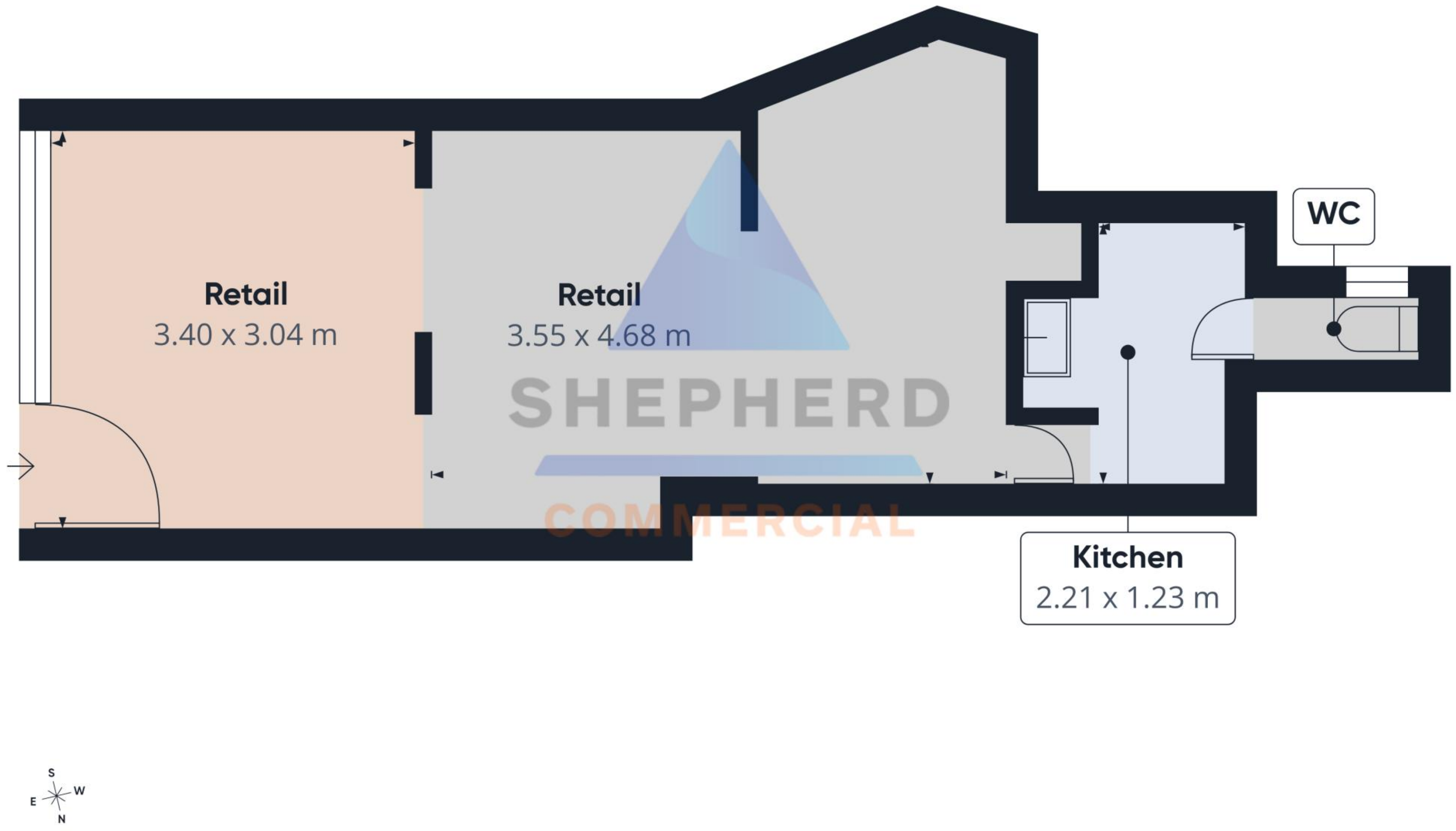
The property is currently entered in the Valuation Roll as follows:

RV £3,850

The property qualifies for 100% rates relief under the Small Business Bonus Scheme.

| | $m^2$ | $ft^2$ |
|---|---|---|
| | 40.65 | 438 |

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).


Retail
3.40 x 3.04 m
Retail
3.55 x 4.68 m
WC
Kitchen
2.21 x 1.23 m
SHEPHERD
COMMERCIAL
S
W
E
N

# The Detail

89 MAIN STREET, AYR

## 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 £25,000-£30,000.

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:**


**Daniel Bryson BSc (Hons)**
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**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.

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