

FOR SALE BY ONLINE AUCTION

**Auction Date: 20th
August 2026**

**Town Centre Development
Opportunity**

**Suitable for a variety of uses,
subject to planning**

Includes private parking

107.6 sq. m. (1,158 sq. ft.)

Guide Price : £45,000



VIDEO TOUR



WHAT 3 WORDS

18 MILL WYND, AYR, KA7 1TS

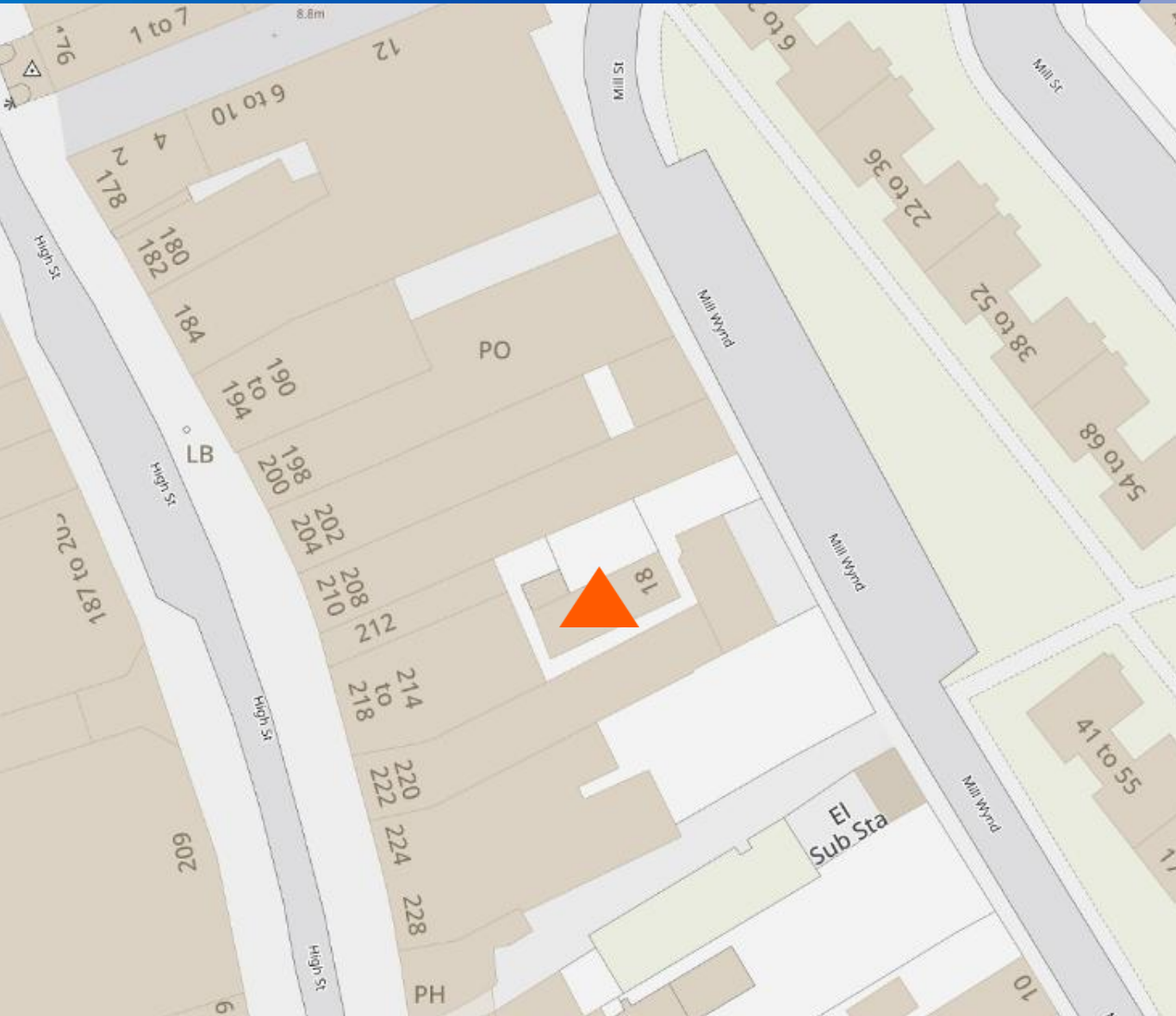
CONTACT: Daniel Bryson BSc (Hons) | d.bryson@shepherd.co.uk | 07831 883226 | shepherd.co.uk





Location

18 MILL WYND, AYR

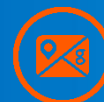


Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

The subjects are located on Mill Wynd in the heart of Ayr town centre immediately east of the High Street in an area of mixed commercial and residential use.

Surrounding occupiers are a mixture of commercial and residential with commercial occupiers including Ayr Central Shopping Centre, Slaters Menswear and Barr Muir Kitchens & Bathrooms.

There is dedicated parking/yardspace included within the subjects, with plentiful additional public car parking available within the surrounding locale.

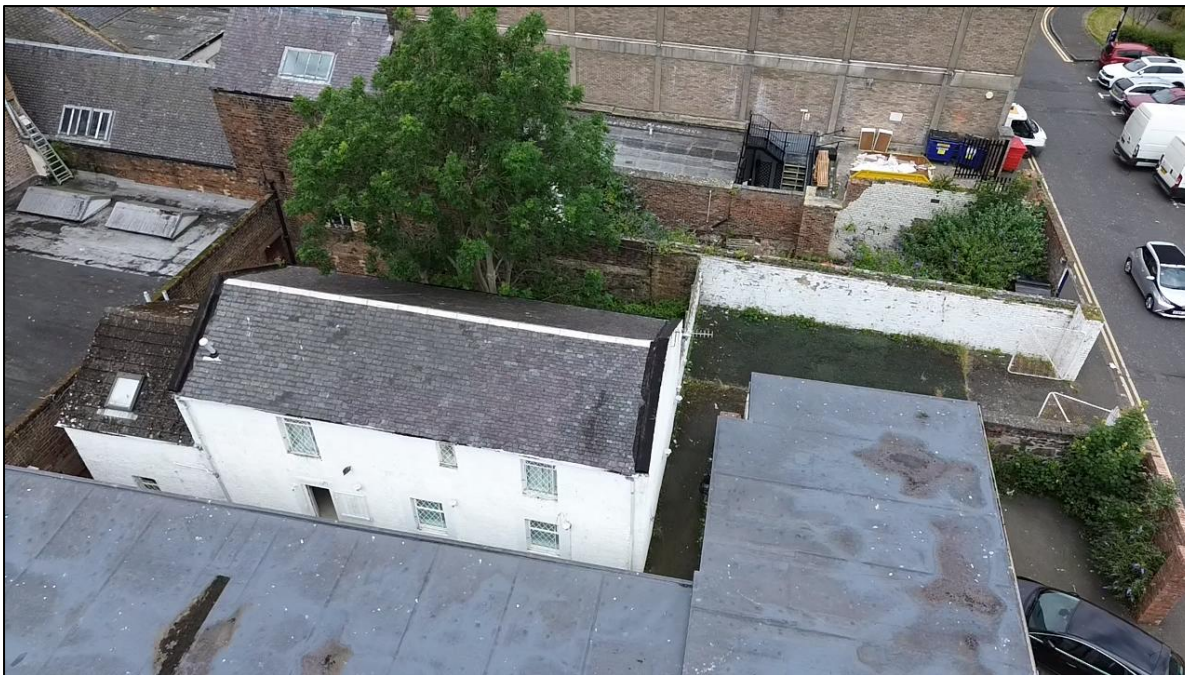


FIND ON GOOGLE MAPS



Description

18 MILL WYND, AYR



The subjects comprise office premises within two storey property with a single storey projection formed in stone and slate.

Internal accommodation comprises the following:

Ground Floor

- Entrance Vestibule
- Two Office Rooms
- Staff Kitchen

Lower Ground Floor

- Office

Half Landing Level

- Ladies and Gents Toilets

First Floor

- Large Training Room
- Kitchen

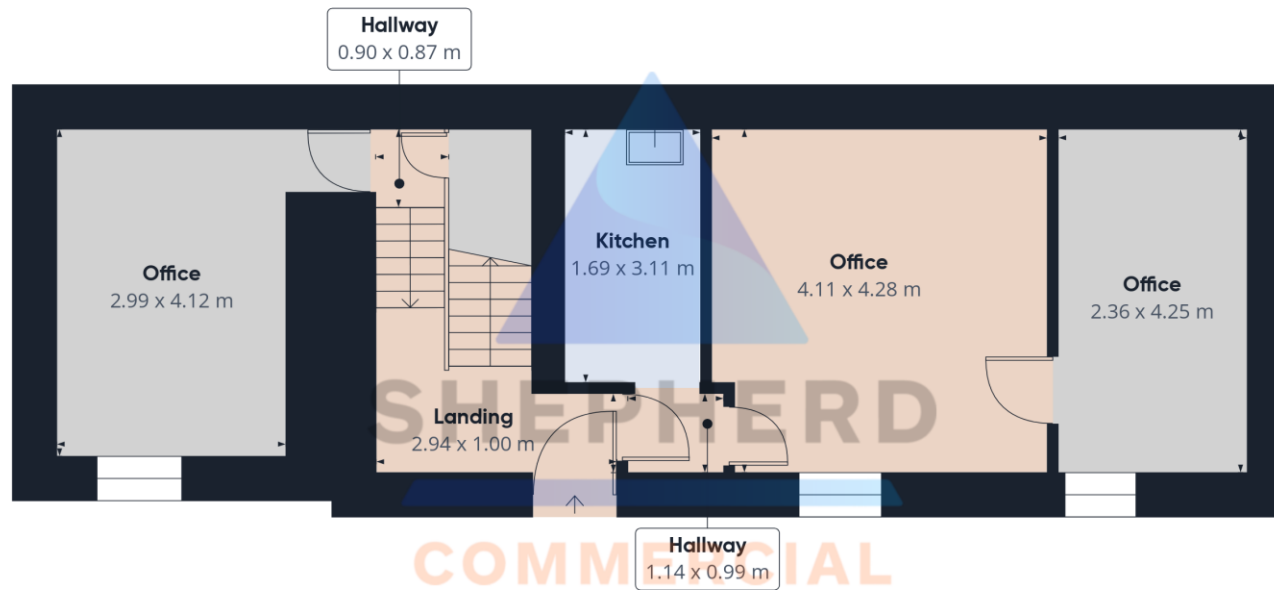
	m ²	ft ²
	107.6	1,518

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).

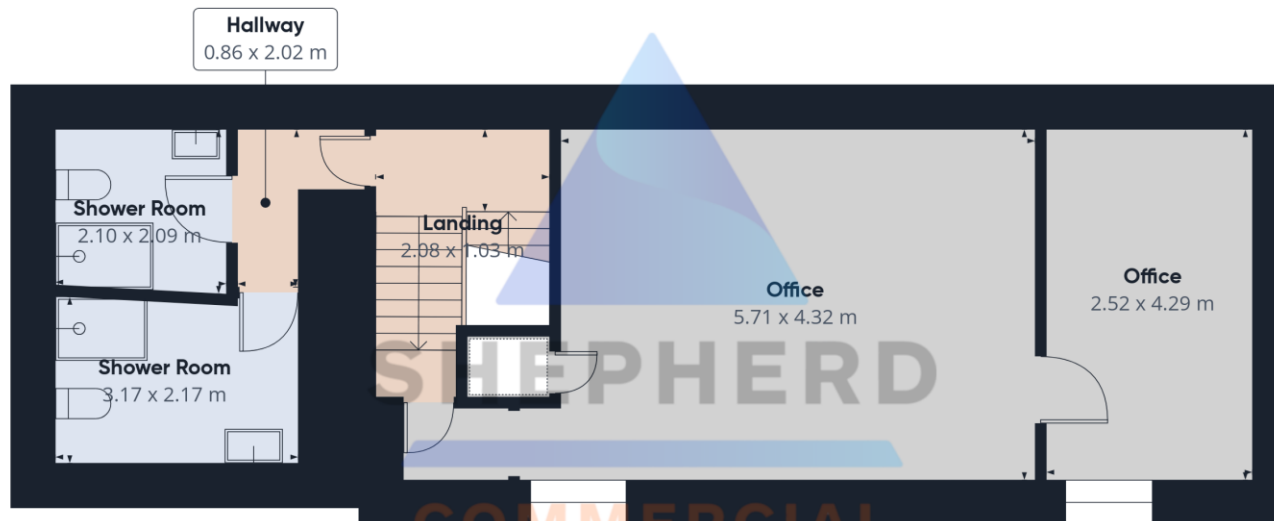


Floor Plans

18 MILL WYND, AYR



Floor 0



Floor 1



Auction Date

The auction will be held on 20th August 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 £45,000.

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. Note the subjects will be sold with most moveable items.

VAT

See Legal Pack.

Energy Performance Certificate

A copy of the EPC is available upon request.

Rateable Value

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

RV £5,100

Get in Touch

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



Daniel Bryson BSc (Hons)
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Arlene Wallace
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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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SHEPHERD

PROPERTY AUCTIONS