

ADDENDUM



Auction:
The Shepherd Commercial Auction will be conducted behind closed doors and broadcast live online with remote bidding only.
Addendum as of 23 February 2022

Lot	Address	Amendment
1	5, 7 and 9-11 Bank Street, Airdrie ML6 6AF	EPC Ratings: 5= E, 7 = F, 9-11 = G Completion Date 06.04.2022
2	84-86 Dockhead Street, Saltcoats KA21 5EL	EPC Rating: E Completion Date 23.03.2022
3	2-4 Bank Street, Annan DG12 6AA	postponed
4	372 Dumbarton Road, Glasgow G11 6RZ	Postponed
5	53 Sandgate, Ayr KA7 1DA	postponed
7	122-122A High Street, Elgin IV30 1BW	Sold Prior
9	110 Argyll Street, Dunoon PA23 7NE	Completion Date 23.03.2022
10	1E Bank Street, Ferryhill, Aberdeen AB11 7ST	The correct address is 1E Bank Street

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

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Lot	Address	Amendment
11	64 Dalrymple Street, Girvan KA26 9BT	Completion Date 23.03.2022
12	29-31 Bridgegate, Irvine KA12 8BJ	Completion Date 23.03.2022
13	1A and 1B Melville Terrace, Stirling FK8 2ND	The property is subject to ongoing monitoring for potential structural movement, an engineers report can be made available to interested parties. We have been informed that no VAT is payable. Buyers are to note that vacant possession is not available until 30th June. Our marketing confirms that there is an informal arrangement for occupation. We have been informed that there is in fact a lease continuing by tacit relocation
15	14 Deacons Place, Girvan KA26 9BZ	postponed
16	Land at Sighthill , Dalmellington KA6 7PS	postponed
17	First Floor Offices, 13 Harbour Road, Longman Industrial Estate, Inverness IV1 1SY	Completion Date 23.03.2022
19	Bridgegate Square, Bridgegate, Irvine KA12 8BQ	Buyers are to rely on their own investigations in relation to current rent. Completion shall be the date occurring 10 business days after HMRC confirms the VAT status of the Property to the Seller, however, the completion date shall be no earlier than 23 March 2022
20	Former TSB Bank, 74 High Street, Wick KW1 4NE	Completion Date 23.03.2022

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21	108 Union Street, Larkhall ML9 1EF	Postponed
22	6 Whitburn Road, Bathgate, West Lothian EH48 1HH	Buyers are to rely on their own investigations in relation to current rent. Completion Date 23.03.2022
24	Unit 1, 2-6 Queensberry Square, Dumfries DG1 1BL	We have been informed this property is opted to tax for VAT purposes and as such VAT will be payable on the Price, unless the Buyer can satisfy the TOGC provisions. The title confirms the property address at Unit 1, 2-6 Queensberry Square
26	197-199 King Street, Castle Douglas DG7 1DT	Completion Date 22.03.2022
28	Development site at Blair Road, Dalry KA24 4DE	postponed
29	109 Queensberry Street, Dumfries DG1 1BH	EPC rating is G and not as stated in the catalogue. We have not been provided with leases or evidence of rent payable and buyers are to rely on their own investigations in this respect.
30	59 Marischal Street, Peterhead AB42 1PR	postponed
31	6 Skene Street and 22 Market Street, Macduff AB44 1QP	EPC Rating: N/A We believe the planning consent has lapsed as development has not commenced in accordance with informative point 1. Buyers are to carry out their own investigations in this respect.

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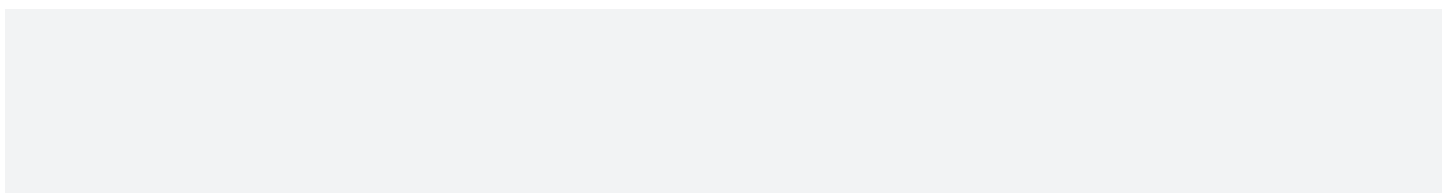
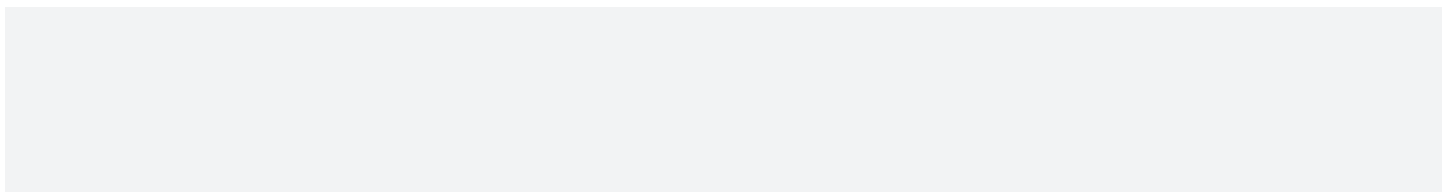
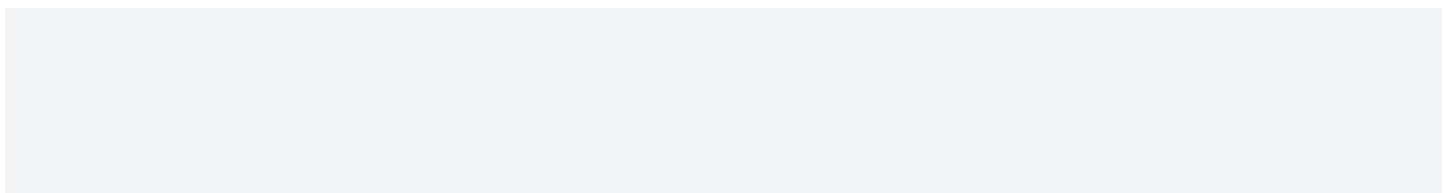
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32	72-76 Dalblair Road, Ayr KA7 1UQ	We have been informed that the area hatched brown on the title plan is excluded from the sale
36	79/81 George Street, Ayr KA8 0AQ	We have not been provided with evidence tenancy and rents as set out in the catalogue. Buyers are to rely on their own investigations in this respect. Completion Date 23.03.2022



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