

# ADDENDUM



**Auction:**  
**The Shepherd Commercial Auction will be conducted behind closed doors and broadcast live online with remote bidding only.**  
**Addendum as of 14 August 2024**

| Lot | Address   | Amendment   |
|-----|---|---|
| 2   | Plot 1, Charlestown, Roseisle IV30 5YG                              | Prospective buyers are referred to the Clawback Agreement in the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.   |
| 3   | Plot 2, Charleston, Roseisle, Elgin IV30 5YG                        | Prospective buyers are referred to the Clawback Agreement in the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.   |
| 4   | Lockups at 1 Langdykeside, Lesmahagow, Lanark ML11 0EY              | The Schedule of Occupiers within the legal pack does not clarify the rental figure referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 8   | Dores DSR, Inverness IV2 6TR  | Prospective buyers are referred to the Special Conditions of Sale within the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.   |
| 9   | Woodbank, 30 Edinburgh Road, Dumfries DG1 1JQ                       | Sold Prior  |
| 10  | 128-130 John Street, Aberdeen AB25 1LE                              | EPC Rating B  |
| 11  | Former Treated Water Pump Site, Stepin, Ollaberry, Shetland ZE2 9RT | Prospective buyers are referred to the Special Conditions of Sale within the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.   |
| 12  | Former Woodend Colliery, Armadale, Bathgate EH48 3AP                | Date of Entry will be in accordance with the Special Conditions of Sale   |

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.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

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|-----|--|---|
| 13  | Roxburgh House, 112 Roxburgh Street, Greenock PA15 4PU       | We are informed that VAT is payable on the purchase price. Please see legal pack.   |
| 15  | Suite 6.1, Atlantic Chambers, 45 Hope Street, Glasgow G2 6AE | The Property is opted for VAT, therefore VAT will be payable on the Price.  |
| 17  | Land at Fearnoch, Taynuilt PA35 1JB                          | Postponed   |
| 18  | 32A Charlotte Street, Stranraer DG9 7EF                      | EPC Rating: D   |
| 20  | Old Cameron Terrace TWP, 101 Leurbost, Isle of Lewis HS2 9NS | Prospective buyers are referred to the Special Conditions of Sale within the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 21  | 1E Bank Street, Ferryhill, Aberdeen AB11 7ST                 | Date of Entry 26.09.2024  |
| 22  | 19-20 Galloway Street, Dumfries DG2 7TL                      | Date of Entry 12.09.2024<br>EPC rating is E and not as set out in our marketing   |
| 23  | Land at Mount Vernon, Glasgow G69 7ES                        | Postponed   |

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