



C.S.S



# Dancewear Universe

DANCEWEAR & SKATEWEAR by Twixt n Teens

## FOR SALE

### Prominent Retail Unit

Desirable return frontage

Sale only due to retirement

Strong surrounding occupiers

Potential for 100% rates relief

No VAT payable

27.81 sq. m. (299 sq. ft.)

Offers over £45,000



VIRTUAL TOUR



WHAT 3 WORDS

16 KYLE STREET, AYR, KA7 1RZ

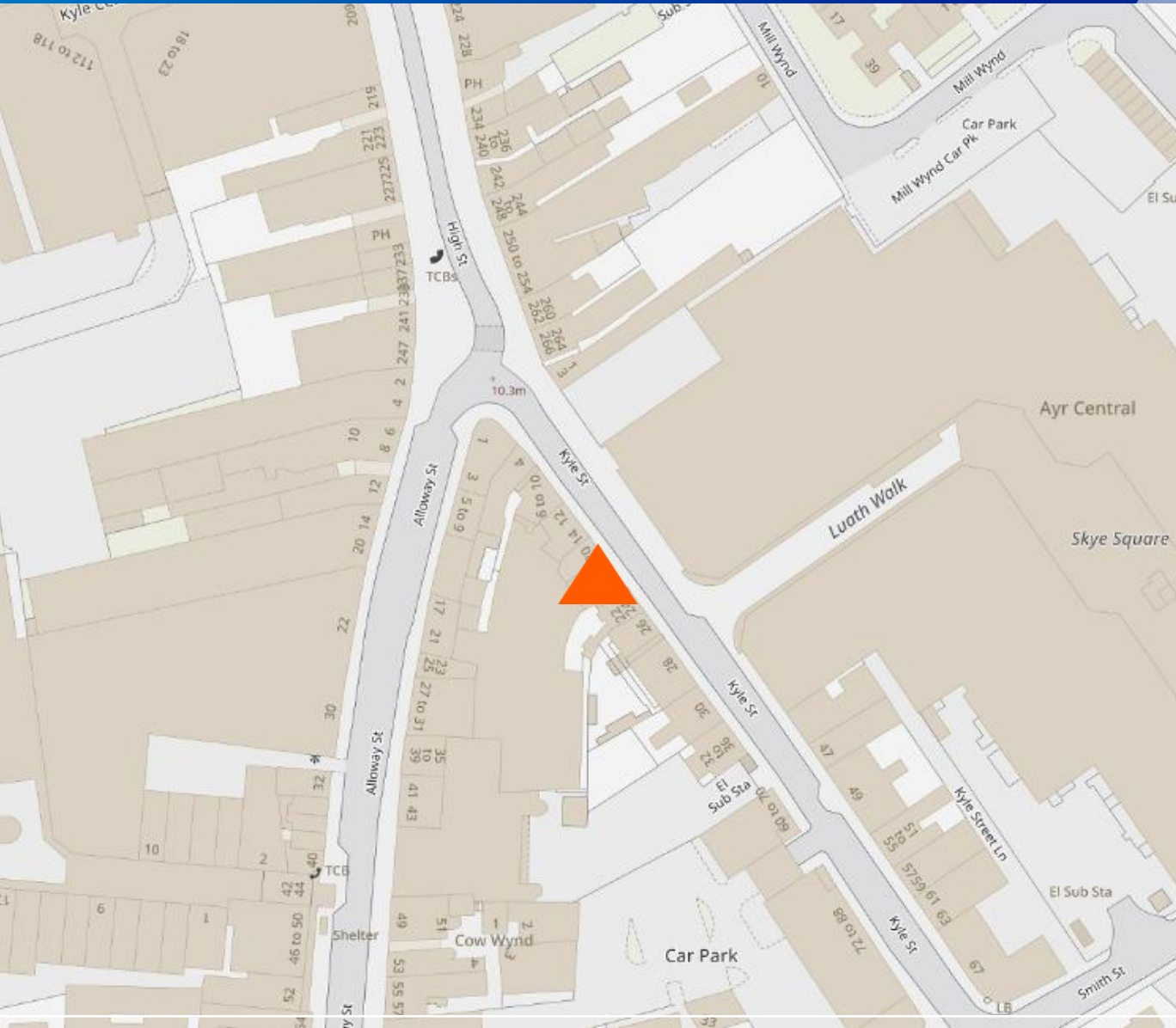
CONTACT Daniel Bryson BSc (Hons) [d.bryson@shepherd.co.uk](mailto:d.bryson@shepherd.co.uk) | 07831 883226 | [shepherd.co.uk](http://shepherd.co.uk)





# Location

16 KYLE STREET, AYR

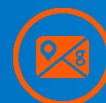


**Ayr is the principal settlement in the South Ayrshire Council area with a resident population of approximately 46,800.**

The subjects are located on the prominent Kyle Street which is a busy thoroughfare within Ayr town centre.

Surrounding occupiers are strong in nature and include Ayr Central Shopping Centre with TK Maxx set to open adjacent. Other surrounding occupiers include Vegan Earth, Café Nero, Greggs and Black Rooster.

There is limited on street parking on Kyle Street itself with plentiful public car parking available within Ayr Central Shopping Centre and Kyle Street Car Park.

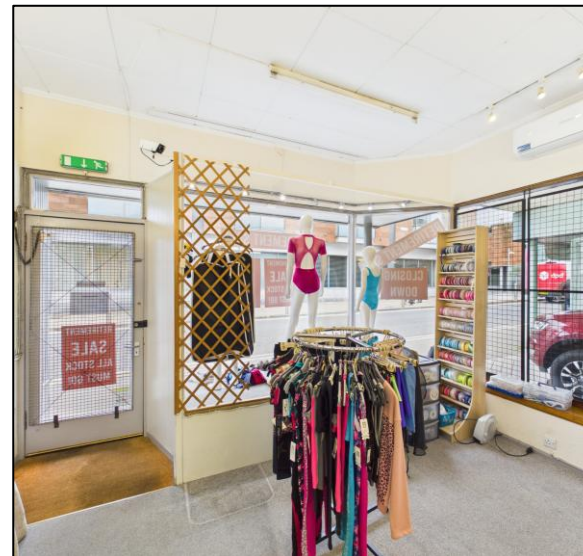


FIND ON GOOGLE MAPS



# Description

16 KYLE STREET, AYR



The subjects comprise a ground floor, end terrace retail unit within a two-storey building of brick construction surmounted in a flat roof assumed clad in mineral style felt or similar. Entrance is via a single pedestrian doorway within a wider shop front of timber glazed style benefitting from a return frontage.

Internally, flooring is of concrete throughout overlaid in carpet and linoleum. Internal walls are of plaster on hard and plasterboard in a mixture of papered and painted finishes with ceiling of suspended style.

Mains services are of water, drainage and electrics. Heating is of modern air conditioning. Lighting is of LED throughout. There is a security alarm present.

Internal accommodation comprises the following:

- Sales Area
- W.C.

	m <sup>2</sup>	ft <sup>2</sup>
	27.81	299

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).





## Price

Offers over **£45,000** are invited.

## Planning

We assume the property benefits from Class 1A permission within the Town & Country Planning (Use Classes) (Scotland) Order 1997 as amended.

The property does not form part of a Listed building, although is situated in the Ayr Central conservation area.

## Rateable Value

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

RV £6,200

100% rates remission maybe available to qualifying occupiers under the Small Business Bonus Scheme.

## Energy Performance Certificate

A copy of the EPC is available upon request.

## VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

We are advised the property has not been elected for VAT and therefore VAT will not be payable upon the purchase price.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.



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 May 2026

## Get in Touch

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



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## 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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