



# FOR SALE

## TOWN CENTRE DEVELOPMENT OPPORTUNITY

67 Kyle Street, Ayr, KA7 1RS

Prominent position within Ayr Town Centre.

---

Ideal location close to parking, railway station, college and a university.

---

Corner positioned, two storey former office building.

---

Gross internal area 511 sq.m (5,500 sq.ft).

---

Planning to convert in to 8 flats.

---

Offers over £160,000 are invited.

---

## LOCATION

Kyle Street is a main thoroughfare within Ayr Town Centre just south of High Street and neighbouring the Ayr Central Shopping Centre. The building occupies a corner position at its junction with Smith Street looking on to Ayr Railway Station. University of West of Scotland Ayr Campus is a short walk away.

## DESCRIPTION

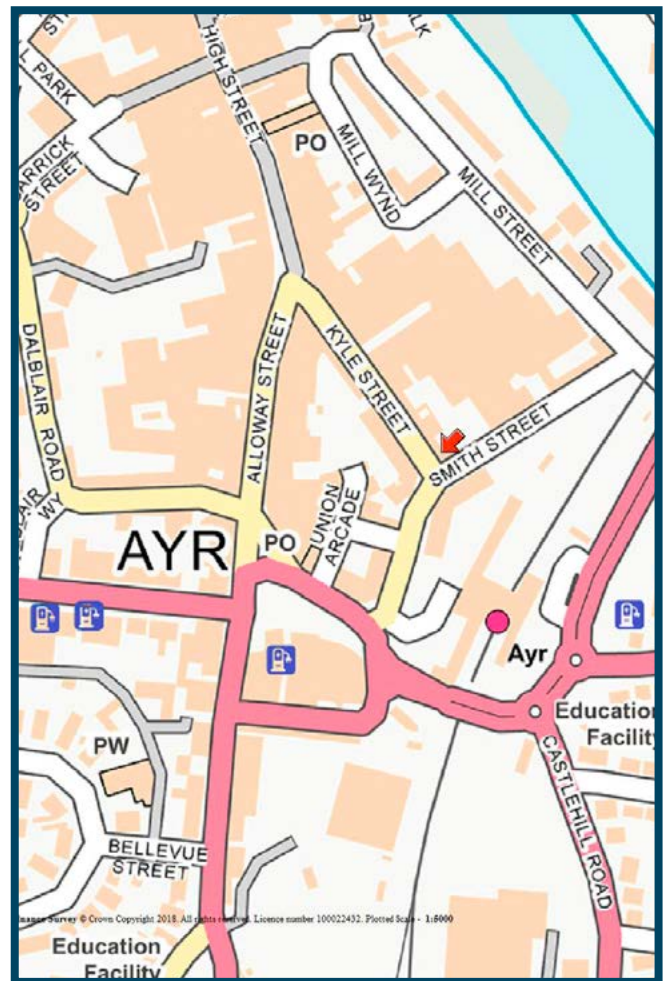
67 Kyle Street is a prominent, corner positioned former office building of traditional construction dating from 1883 and contained over two floors.

The building has been stripped out internally awaiting conversion/development and has the benefit of full planning permission under reference 15/00419/APP for its conversion from offices to form 8 residential apartments. Plans are available to view through the selling agents.

The building may be suitable for alternative uses, subject to obtaining the necessary planning consents and further enquiries should be directed to South Ayrshire Planning on 01292 616107.

## AREA

The property has a gross internal floor area of 511 sq.m (5,500 sq.ft).





**PRICE**

Offers over £160,000 are invited for our client's heritable interest in the property.

**EPC**

Available upon request.

**LEGAL COSTS**

Each party to be responsible for their own costs incurred.

**VIEWING & FURTHER INFORMATION**

Strictly by contacting the sole selling agents:-

Anthony Zdanowicz

T: 01292 268 055

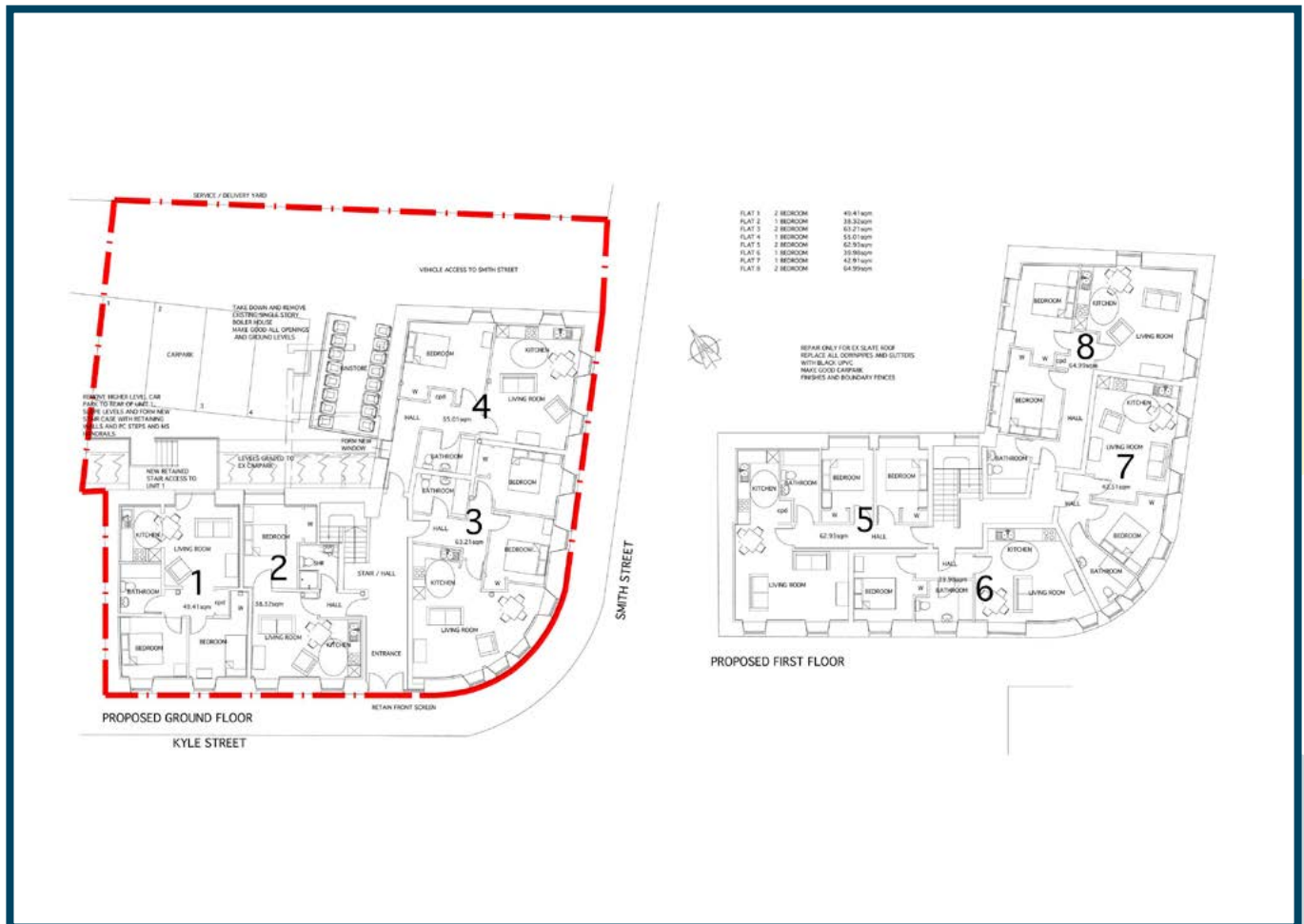
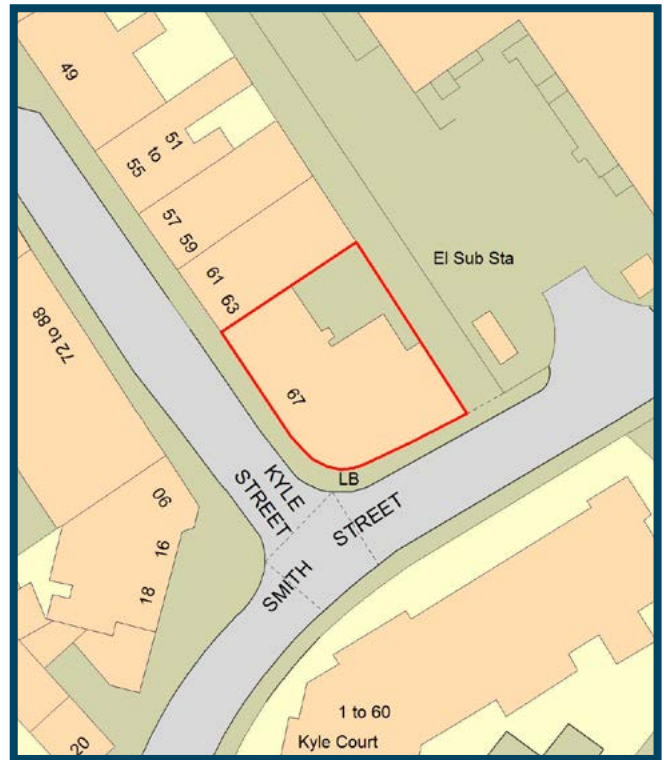
E: anthonyz@dmhall.co.uk

**DATE OF PUBLICATION**

October 2019

**REFERENCE**

WSA1433



**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.