

# BOWS & BELLS

31 COWGATE, DUNDEE, ANGUS, DD1 2JF



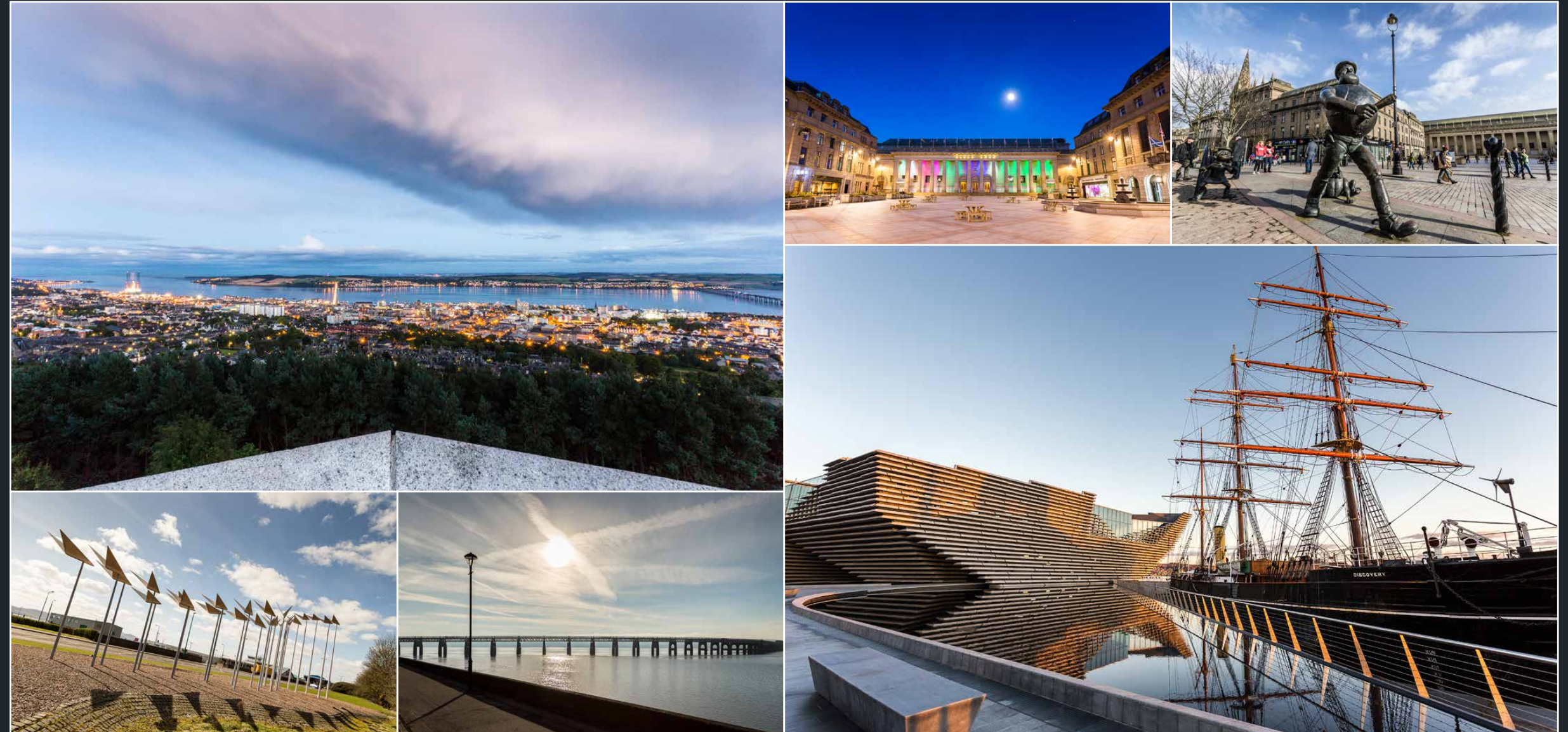
  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

# DUNDEE

The city of Dundee is the fourth largest city in Scotland and is a thriving metropolis sitting on the north bank of the River Tay and provides an excellent range of shops and professional services, together with good leisure facilities. It is an established centre of excellence in education and life sciences and has renowned cultural facilities. There is a mainline railway station, with services to the south and a regional airport with flights to London City, Belfast, and Birmingham. The A90 dual carriageway provides fast access to Perth and central Scotland, as well as to Aberdeen.

The Town of Carnoustie, with its world famous golf course, is very easily reached. The area provides a number of other fine links courses including Barry, Panmure, and Monifieth. St Andrews is also within easy driving distance. There is sailing on the Tay and pleasant sandy beaches along the coast. To the north Lie the Angus Glens. Adequate public transport, shopping, social and educational facilities are available within easy reach. The City offers a wide range of local schooling and the well-known Dundee High School is situated within the heart of the City centre.

Modern Dundee is known as the 'City of Discovery', a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth largest city. It is home to the biomedical and technological industries and The 'Victoria & Albert Dundee' museum opened in 2018. Dundee has two world-class universities, excellent schools, and a leading further education college and an excellent range of leisure facilities to cater for all the family.





# 31 COWGATE

*LARGE RETAIL SHOP OVER TWO FLOORS (INCLUDING BASEMENT) WITH SIX WINDOWS SET ON A PROMINENT CORNER LOCATION. CLOSE TO THE WELLGATE SHOPPING MALL AND WITH PARKING NEARBY.*

McEwan Fraser legal are excited to bring to the market this large retail unit, formerly trading as Bows and Bells Bridal shop.

Prominently located in the popular Cowgate of Dundee, occupying a prime corner position on Cowgate and St Andrews Street, this retail unit has six windows, two on each street and two on the corner facing the Wellgate shopping mall. On-street parking is available on either of the two streets, and car parks are available nearby.

The property is formed over two floors with large workshops, staff kitchenette and toilet on the lower basement level. The basement has no windows but, (subject to necessary permissions and modifications), would be ideal as treatment rooms, storage or workshop area. Priced to sell.

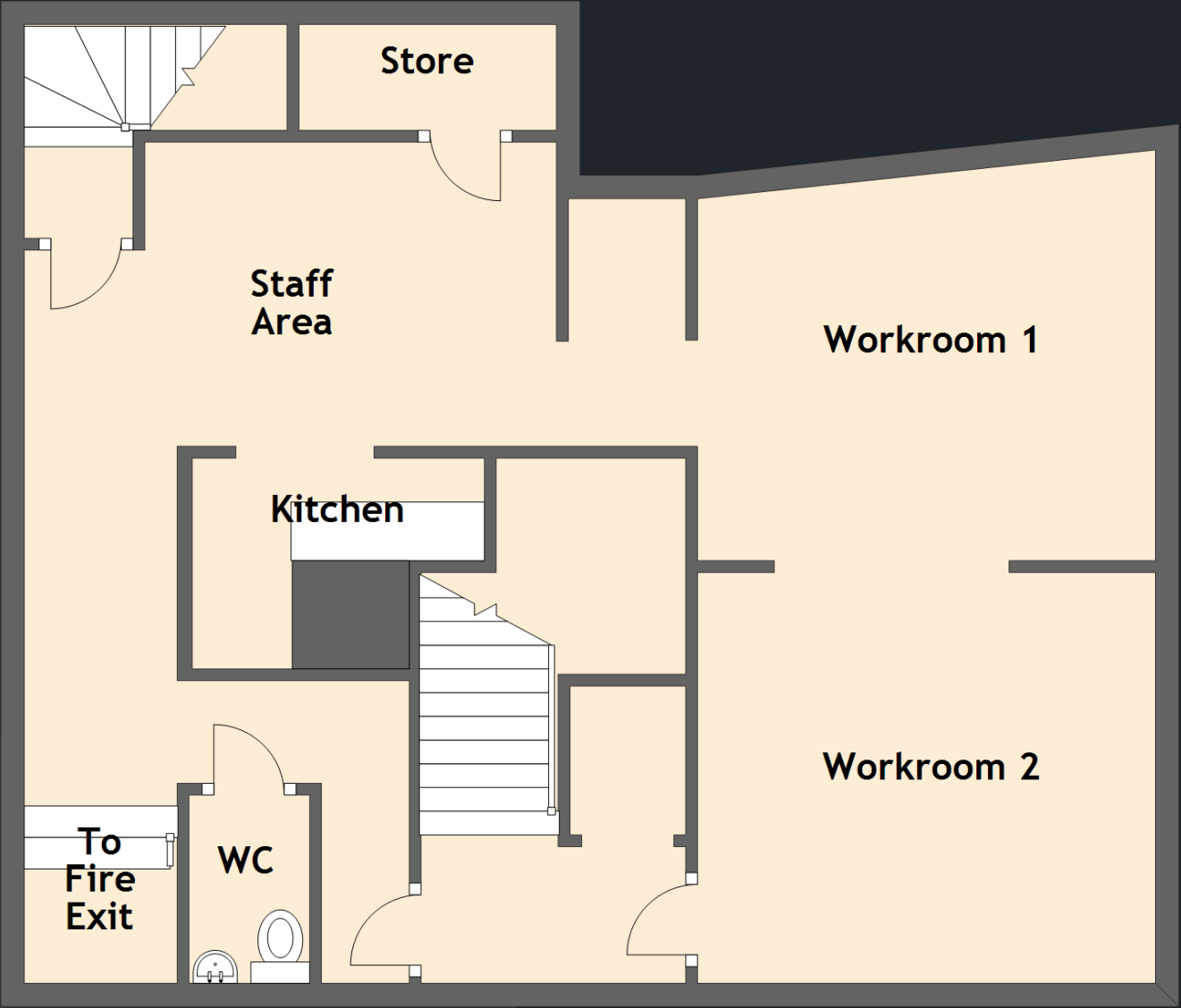
This is an ideal opportunity to purchase commercial premises in the centre of Dundee and McEwan Fraser Legal is happy to discuss Part Exchange.



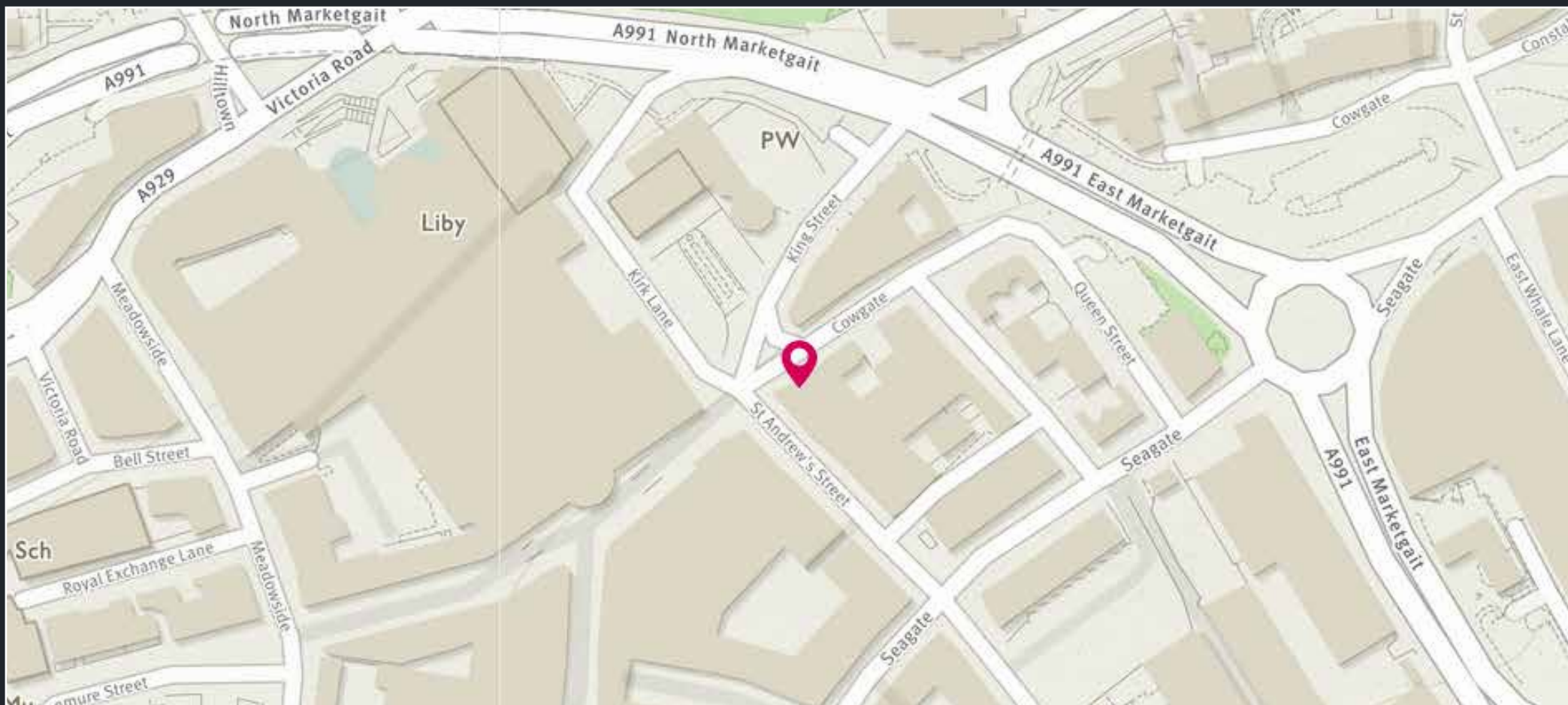
# THE DETAILS

Approximate Dimensions  
(Taken from the widest point)

|            |                                |
|------------|--------------------------------|
| Shop Area  | 10.60m (34'9") x 6.81m (22'4") |
| Workroom 1 | 3.50m (11'6") x 3.50m (11'6")  |
| Workroom 2 | 3.90m (12'10") x 3.50m (11'6") |
| Staff Area | 4.53m (14'10") x 4.00m (13'1") |
| Kitchen    | 2.20m (7'3") x 1.90m (6'3")    |







  
**McEwan Fraser Legal**

**Solicitors & Estate Agents**

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**Part  
Exchange  
Available**

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Text and description  
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