



Man & Boy

89 St. Clair Street, Kirkcaldy, Fife, KY1 2NW


McEwan Fraser Legal
Solicitors & Estate Agents



Kirkcaldy

Fife, KY1 2NW

Kirkcaldy is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services as well as primary, secondary and further education at the Adam Smith College.

A thriving Fife town to the north of Dunfermline and the Forth Bridges, Kirkcaldy has excellent shopping facilities including the retail park. In addition, Kirkcaldy has four secondary schools and twelve primary schools. The "walk-in" trade is strong in this popular street and parking nearby is free making it easier for clients to gain access. St Clair Street is anchored by the large and popular department store called Repects where clients patronise for coffee and lunch at the thriving in-store café. This brings a wealth of passing trade to the street. Other commercial premises on the street include a Health food store, an optician, a ladies Boutique, a shooting and fishing tackle store, a ladies hairdressers and barbers shop, small local supermarkets, Aldi supermarket, fish and chip shop and cafés. Everything required to ensure a strong clientele bank.

One of the great attractions of Kirkcaldy is its excellent commuter network with the rail station and good arterial connections: Edinburgh (twenty-five miles), Glasgow (forty-six), Dundee (twenty-nine), Perth (thirty-five) and Edinburgh Airport (eighteen) are all within easy access via road and rail.



Man & Boy

89 St. Clair Street,
Kirkcaldy, Fife, KY1 2NW

Man and Boy is a long-established Gentleman's Barbershop in the heart of this thriving street. The quality of the finish to the interior is a testimony to its success and there is a constant stream of walk-in clients so this is a great opportunity for someone setting out on the journey of owning a business and equally those who can bring some of their own clients. Hitherto, chairs had been rented out offering an investment opportunity for someone looking to hold commercial property in their portfolio or pension.

Facilities include one backwash, four chairs and a spacious seating area. There is plenty of room for expansion. To the rear are a staff canteen and toilet and store. A back door/fire escape opens from the rear of the building. The double front window attracts the viewer's as this shop is right at the traffic lights on a busy through fare offering excellent opportunity to advertise.

The property has ceased trading for time being but all accounts are available for a speedy purchase. This property is a true turnkey venture for the right person.

The shop is in an ideal location and would be suitable for myriad other purposes, retail or office, please call to discuss.





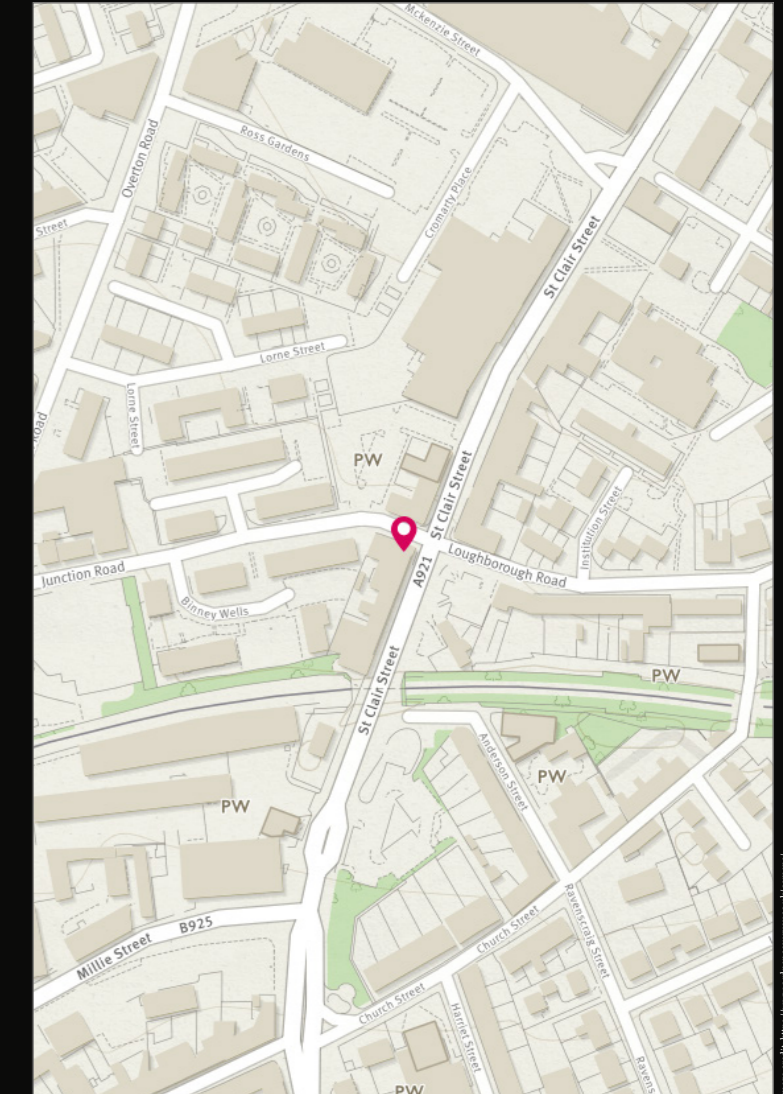
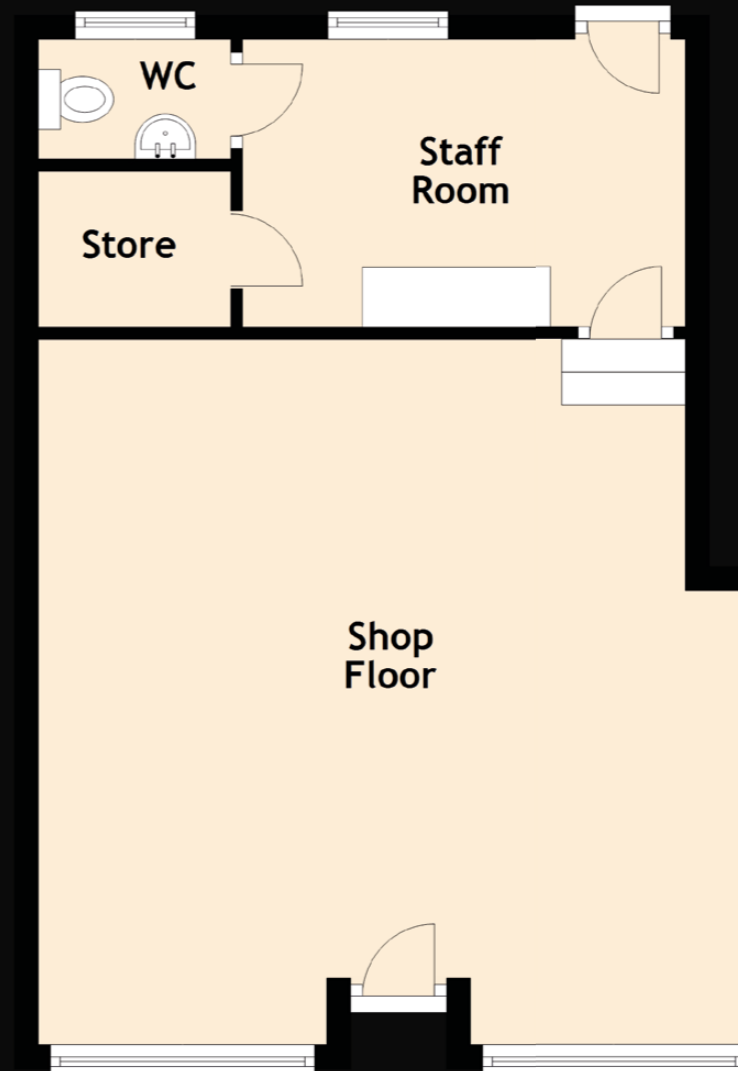
Specifications

Floor plan, Dimensions & Map

Approximate Dimensions (Taken from the widest point)

Shop Floor	6.00m (19'8") x 5.90m (19'4")
Staff Room	3.70m (12'2") x 2.40m (7'10")
WC	1.60m (5'3") x 1.00m (3'3")

Gross internal floor area (m²): 47m² | EPC Rating: E






McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01592 800 695
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer