

# BOWS & BELLS

323 HIGH STREET, KIRKCALDY, KY1 1JL



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

# KIRKCALDY

Kirkcaldy, 'The Lang Toun' 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, one of the great attractions of Kirkcaldy is its excellent commuter network with rail station and good arterial connections: Edinburgh (25miles), Glasgow (46), Dundee (29), Perth (35) and Edinburgh Airport (18) are all within easy access via road and rail. This end of the High Street offers parking close to the premises.





# 323 HIGH STREET

*A LARGE RETAIL UNIT ON THE HIGH STREET IN KIRKCALDY.*

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 High Street, this retail unit has two large windows and a central doorway. On-street parking is available, and car parks are available nearby. The property is formed over one floor with a large workshop, staff kitchenette and toilet, dressing rooms and the main shop front. This is an ideal opportunity to purchase commercial premises in the center of Kirkcaldy.







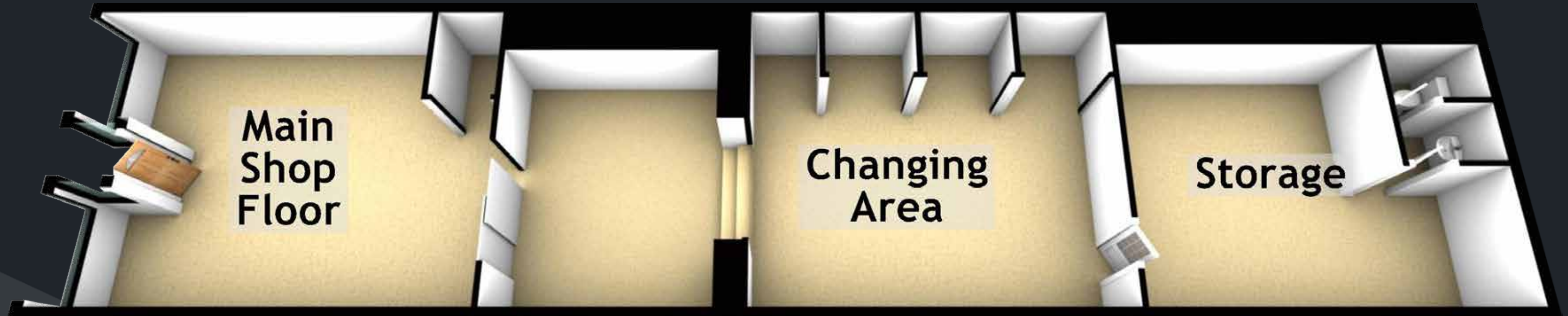




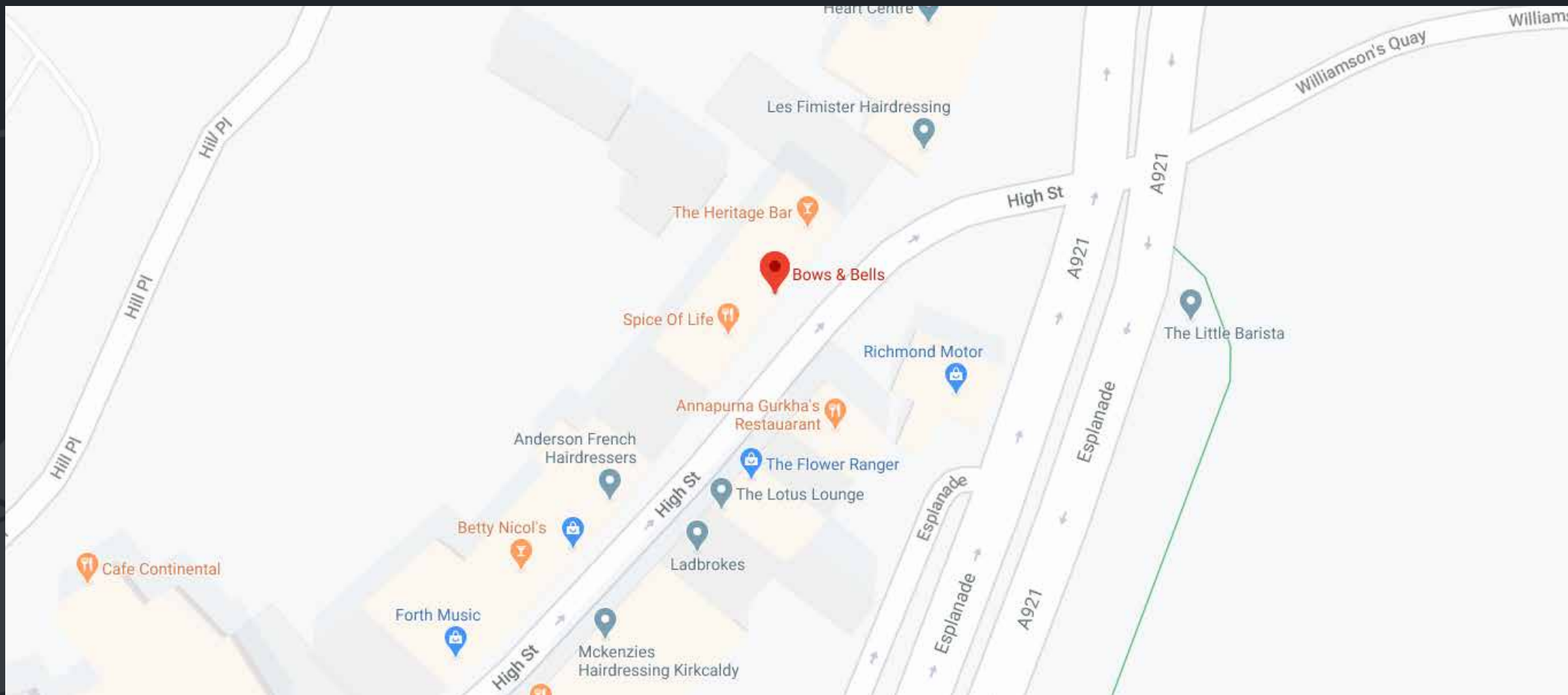
# THE DETAILS

Approximate Dimensions  
(Taken from the widest point)

Main Shop Floor	6.80m (22'4") x 5.00m (16'5")
Changing Area	10.10m (19'8") x 5.00m (16'5")
Storage	6.05m (19'10") x 4.40m (14'5")







# McEwan Fraser Legal

## Solicitors & Estate Agents

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